

# NOTICE OF PUBLIC MEETING

## SAN TAN VALLEY INTERIM PLANNING ADVISORY COMMITTEE MEETING

Thursday, February 26, 2026 | 3:00pm  
San Tan Valley County Complex, Bronze Room  
31505 N Schnepf Rd. San Tan Valley, Arizona 85140

### AGENDA

*Pursuant to A.R.S. § 38-431.02, notice is hereby given that the San Tan Valley Town Interim Planning Advisory Committee (“IPAC”) will hold a meeting on Thursday, February 26, 2026, beginning at 3:00 p.m., in the Bronze Room of the San Tan Valley County Complex located at 31505 N Schnepf Rd. San Tan Valley, Arizona 85140. Doors open to the meeting room at approximately 2:45 p.m. for public seating.*

#### 1. CALL TO ORDER

#### 2. ROLL CALL

Committee Member Ken Battey  
Committee Member Paul R. Bond, Jr.  
Committee Member Donna Hallman  
Committee Member Adrien Litton

Committee Member Karen A. Mooney  
Committee Member Candice Steelman  
Committee Member Kennedy Terrill

#### 3. ELECTION OF COMMITTEE CHAIR

Discussion and possible action to elect a Committee Chair to serve through the duration of the Committee’s term.

#### 4. ELECTION OF COMMITTEE VICE CHAIR

Discussion and possible action to elect a Committee Vice Chair to serve through the duration of the Committee’s term.

#### 5. APPROVAL OF MINUTES

Discussion and possible action to approve meeting minutes from the February 17, 2026, Interim Planning Advisory Committee training meeting.

**6. PRESENTATION, DISCUSSION, AND RECOMMENDATION FOR THE VINE @SKYLINE, MINOR COMPREHENSIVE PLAN AMENDMENT AND REZONE**

PZ-PA-020-25 – Requesting a Non-Major Comprehensive Plan Amendment to amend Pinal County’s Land Use Plan and re-designate 14.07± acres of land from Suburban Neighborhood to Community Center.

PZ-025-25 – Requesting a rezoning of 7.7167± acres from Pinal County’s General Business (CB-2) to Pinal County’s Multiple Residence (MR) Zoning District.

**7. FUTURE MEETING DATES**

Discussion regarding future dates and times for meetings.

**8. ADJOURNMENT**

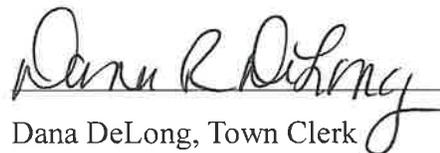
*The Committee may vote in public session to adjourn to executive session on any agenda item in conformance with A.R.S. § 38.431.03, for legal advice from the Town’s legal counsel.*

*Revisions to the agenda may occur up to 24 hours prior to the meeting. Copies of agenda materials may be obtained by contacting Dana DeLong at [dana.delong@santanvalley.gov](mailto:dana.delong@santanvalley.gov)*

*In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the Town of San Tan Valley does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities, including public meetings. Persons needing accommodation or auxiliary aids for effective communication or participation in a meeting should contact the Town Clerk at 520-701-2067 at least 24 hours prior to the meeting to request assistance.*

**CERTIFICATE OF POSTING - IPAC MEETING OF FEBRUARY 26, 2026**

I hereby certify that this agenda for the February 26, 2026 IPAC meeting was posted on February 24, 2026, at approximately 2:00 p.m., at the following locations: 1) the Administrative Building at the Pinal County San Tan Valley Complex, located at 31505 N Schnepf Road, San Tan Valley, Arizona 85143 and 2) the League of Arizona Cities and Towns website for the Town located at: [santanvalley.gov](http://santanvalley.gov).

  
Dana DeLong, Town Clerk

**SAN TAN VALLEY INTERIM PLANNING ADVISORY COMMITTEE  
TRAINING MEETING  
MEETING MINUTES**

Tuesday, February 17, 2026 | 3:00pm

## 1. CALL TO ORDER

Town Manager Billingsley called the meeting to order.

## 2. ROLL CALL

### Committee Members Present:

Committee Member Kenneth Battey  
Committee Member Paul R. Bond, Jr.  
Committee Member Donna Hallman  
Committee Member Adrien Litton  
Committee Member Karen A. Mooney  
Committee Member Candice Steelman  
Committee Member Kennedy Terrill

## 3. OPENING REMARKS AND INTRODUCTIONS

Councilmember Tyler introduced himself and provided remarks on the new committee.

## 4. PRESENTATION AND OVERVIEW OF THE INTERIM PLANNING ADVISORY COMMITTEE

Town Manager Billingsley gave an overview of the role of the Interim Planning Advisory Committee (IPAC). He gave an overview of the County's planning and zoning process, and the role IPAC will play in that process. He also explained to the IPAC members how the process would function in relation to the Town Council.

The Town Manager also gave an overview of the types of cases that may come before IPAC, such as special use, and rezoning cases. He also gave an overview of the different types of zoning, and a brief update on the Town's draft zoning code.

The Town Manager then went over the San Tan Valley special area plan, and the process for establishing a general plan. He also elaborated on the roles within IPAC, including the role of the IPAC Chair, and the Town Council Liaison.

## 6. TRAINING ON ARIZONA OPEN MEETING LAW AND CONFLICT OF INTEREST REQUIREMENTS

Town Attorney Quist gave the legal background on Arizona's Open Meeting Law, including relevant statutes, Attorney General Opinions, and Court cases. He explained the reasoning for open meeting law, and explained why open meeting law applies to IPAC.

The Town Attorney also went over call to the public guidelines. He gave examples of issues other governing bodies have faced, and gave examples of how to stay in compliance. He discussed how executive

sessions function, including their authorized uses, and their confidential nature. The Town Manager added that executive sessions are very rare for committees such as IPAC.

## 5. TRAINING ON ROBERT'S RULES OF ORDER

The Town Manager gave an overview of the meeting rules of order to maintain decorum. He explained the role of the chair in the meeting, how voting on motions work, and the proper way to make a motion. He also outlined decorum procedures when hearing cases.

## 7. ADJOURNMENT

The Town Manager announced that IPAC will be meeting next week to hear an upcoming case, and information will be sent to the Committee Members.

The Town Manager adjourned the meeting.

### SAN TAN VALLEY INTERIM PLANNING ADVISORY COMMITTEE

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
Town Clerk

### CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the training meeting of the Interim Planning Advisory Committee, held on the 17th day of February, 2026. I further certify the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Town Clerk



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

MEETING DATE: FEBRUARY 19, 2026

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-020-25 & PZ-025-25 (The Vine at Skyline)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT #2, MIKE GOODMAN

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***Executive Summary/ Requested Action/Purpose:***

**PZ-PA-020-25 – PUBLIC HEARING/ACTION:** Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 14.07± acres of land from Suburban Neighborhood to Community Center on ±16.391 acres, Tax Parcels: 509-03-002G and 509-94-922B – legals on file – situated in a portion of Section 12, Township 3 South, Range 7 East, generally located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

**To Approve:** I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PA-020-25 to the Board of Supervisors.

**To Deny:** I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-020-25 to the Board of Supervisors.

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***Executive Summary/ Requested Action/Purpose:***

**PZ-025-25 – PUBLIC HEARING/ACTION:** Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a rezoning of 7.7167± acres from General Business (CB-2) to Multiple Residence (MR) Zoning District, Portion of Tax Parcel: 509-03-002G – legal on file – situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

**To Approve:** I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-025-25 to the Board of Supervisors subject to the following 12 stipulations:

1. Approval of this zone change (PZ-025-25) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. According to the “Regionally Significant Routes for Safety and Mobility, Final Report”, the section of Gary Road is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 feet is required to comply with the Final Report. Right of Way (ROW) of 55’ currently exists; however, Pinal County is requesting the remaining 20’ dedication free and unencumbered through Warranty Deed. In addition, any ROW outlined by Engineering will also need to be dedicated to Pinal County free and unencumbered through Warranty Deed.
3. Skyline Drive Road is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be minimum of 55’ wide. Additional right-of-way (ROW) is required at this location to comply with the S&IDM. ROW of 50’ currently exists; however, Pinal County is requesting the remaining 5’ dedication free and unencumbered through Warranty Deed.
4. Compliance with the Pinal County Access Management Manual is required and a raised median will need to be constructed on Gary Road adjacent to the development. The median shall limit the southernmost access on Gary Road to right-in, right-out only.
5. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
6. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
7. Paved, all-weather, 28’ wide public access shall be provided to and from the development. A minimum of two permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat by the board.
8. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
9. All right-of-way dedication shall be free and unencumbered;
10. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
11. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication;

12. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans;

**To Deny:** I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-025-25 to the Board of Supervisors.

**BACKGROUND AND FINDINGS:**

**HISTORY:**

The bulk of the site is currently vacant. A wireless communications facility has been in existence since approximately 2016 in the southwestern portion of the site.

**ANALYSIS:**

*San Tan Valley Special Area Plan*  
Suburban Neighborhood

***Surrounding Land Uses and Zoning***

Subdivisions have been developed within properties to the west, north, and northeast. There is a storage facility to the east, on the other side of Gary Road. To the south and across Skyline Drive, there is a vacant parcel, as well as a smaller high school.

**Surrounding Land Uses and Zoning Designations:**

- North: Single Residence Zoning District (CR-3) - Residential Subdivision
- South: General Business (CB-2) - School/Vacant
- East: General Business (CB-2)/Single Residence Zoning District (CR-3) - Storage/Residential Subdivision
- West: Single Residence Zoning District (CR-3) - Residential Subdivision

***Development Plan and Site Plan***

At present, the site is essentially vacant. A development plan and/or formal site plan shall be required to establish specific aspects of internal circulation across the site as well as other life-safety aspects. Staff will require that the proposed layout provide an acceptable area for future circulation options. Gary Road and Skyline Drive are both considered Routes of Regional Significance.

***Proposed Uses***

The proposed development is a mixed use with commercial in the eastern portion along Gary Road and multi-family in the western portion. The multi-family would consist of a proposed 118 units, comprised of 1, 2, and 3 bedroom units. 28 units would be townhomes and the remaining 90 would be apartments. The ultimate end users are currently unknown, but are envisioned to be restaurants and a bank.

**Flood Zone:** "X" is an area of minimal flood hazard.

***Public Participation***

Neighborhood Meeting:	July 15, 2025
Neighborhood Mail out:	February 2, 2026
Newspaper Advertising:	January 29, 2026
Site Posting: Applicant:	January 26, 2026

The neighborhood meeting was attended by 27 households according to the sign in list. The applicant indicated the majority in attendance expressed opposition to the proposal, preferring commercial over multi-family. Residents also expressed concerns of added traffic and renters causing issues for the neighborhood. The newly incorporated San Tan Valley was provided with materials pertaining to this request on January 5<sup>th</sup> 2026. At the time of this revised report, staff had received no letters of support and one item of opposition to this proposal from members of the public.

**NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 19<sup>th</sup> DAY OF FEBRUARY 2026, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11<sup>th</sup> St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE AND NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE SAN TAN VALLEY SPECIAL AREA PLAN IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.**

**PZ-PA-020-25 – PUBLIC HEARING/ACTION:** Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 14.07± acres of land from Suburban Neighborhood to Community Center on ±16.391 acres, Tax Parcels: 509-03-002G and 509-94-922B – legals on file – situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

**PZ-025-25 – PUBLIC HEARING/ACTION:** Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a rezoning of 7.7167± acres from General Business (CB-2) to Multiple Residence (MR) Zoning District, Portion of Tax Parcel: 509-03-002G – legal on file – situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 26<sup>th</sup> DAY OF **JANUARY 2026**, by Pinal County Community Development Department

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

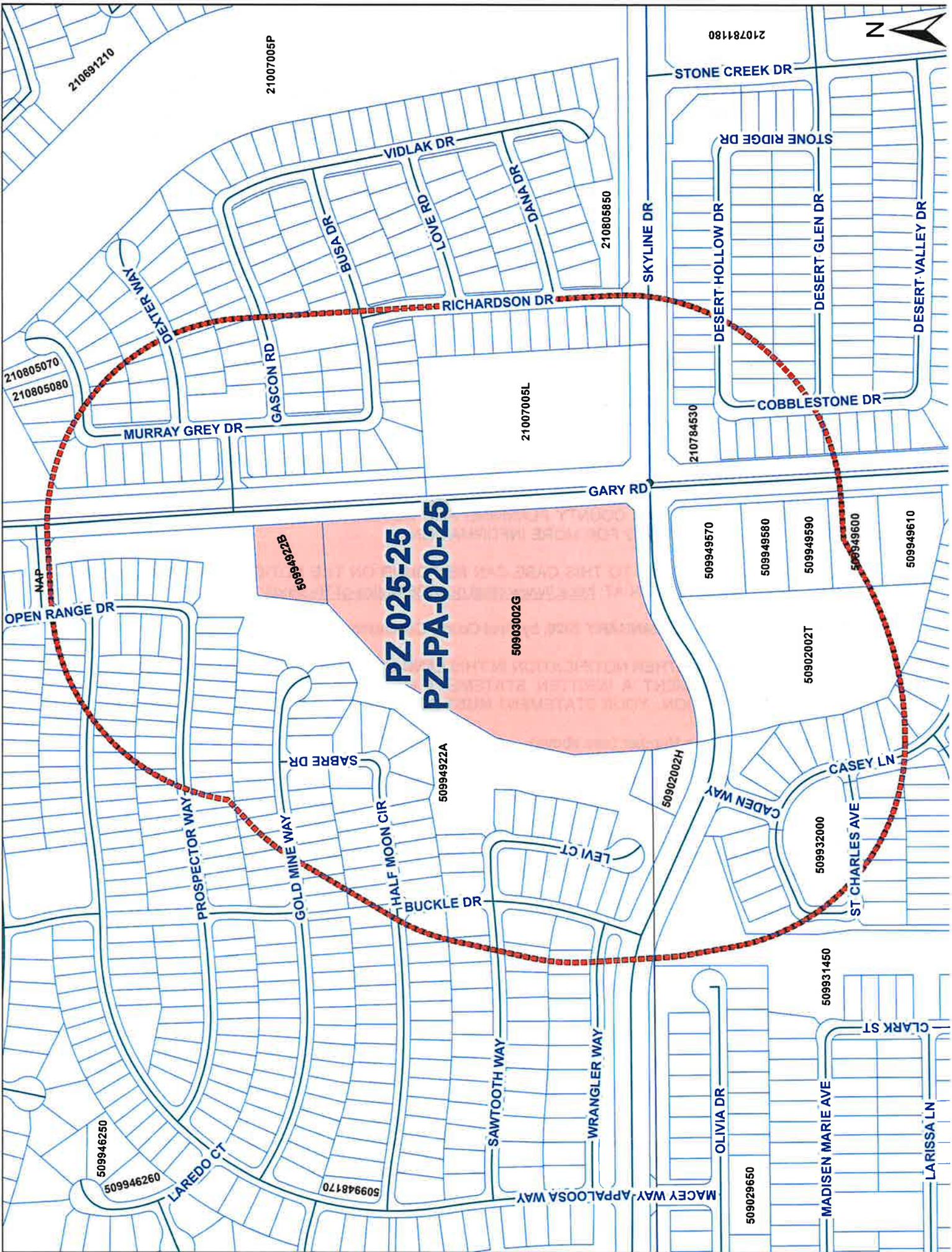
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 749  
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner  
E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444

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**[Anything below this line is not for publication.]**

PUBLISHED ONCE:  
Pinal Central Dispatch  
Arizona Republic



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**PZ-025-25**  
**PZ-PA-020-25**

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CLARK ST

MADISEN MARIE AVE

LARISSA LN

OLIVIA DR

WRANGLER WAY

SAWTOOTH WAY

BUCKLE DR

HALF MOON CIR

GOLD MINE WAY

SABRE DR

PROSPECTOR WAY

LAREDO CT

CASEY LN

CADEN WAY

LEVI CT

GARY RD

MURRAY GREY DR

RICHARDSON DR

COBBLESTONE DR

STONE RIDGE DR

DESERT GLEN DR

DESERT VALLEY DR

DESERT HOLLOW DR

SKYLINE DR

STONE CREEK DR

VIDLAK DR

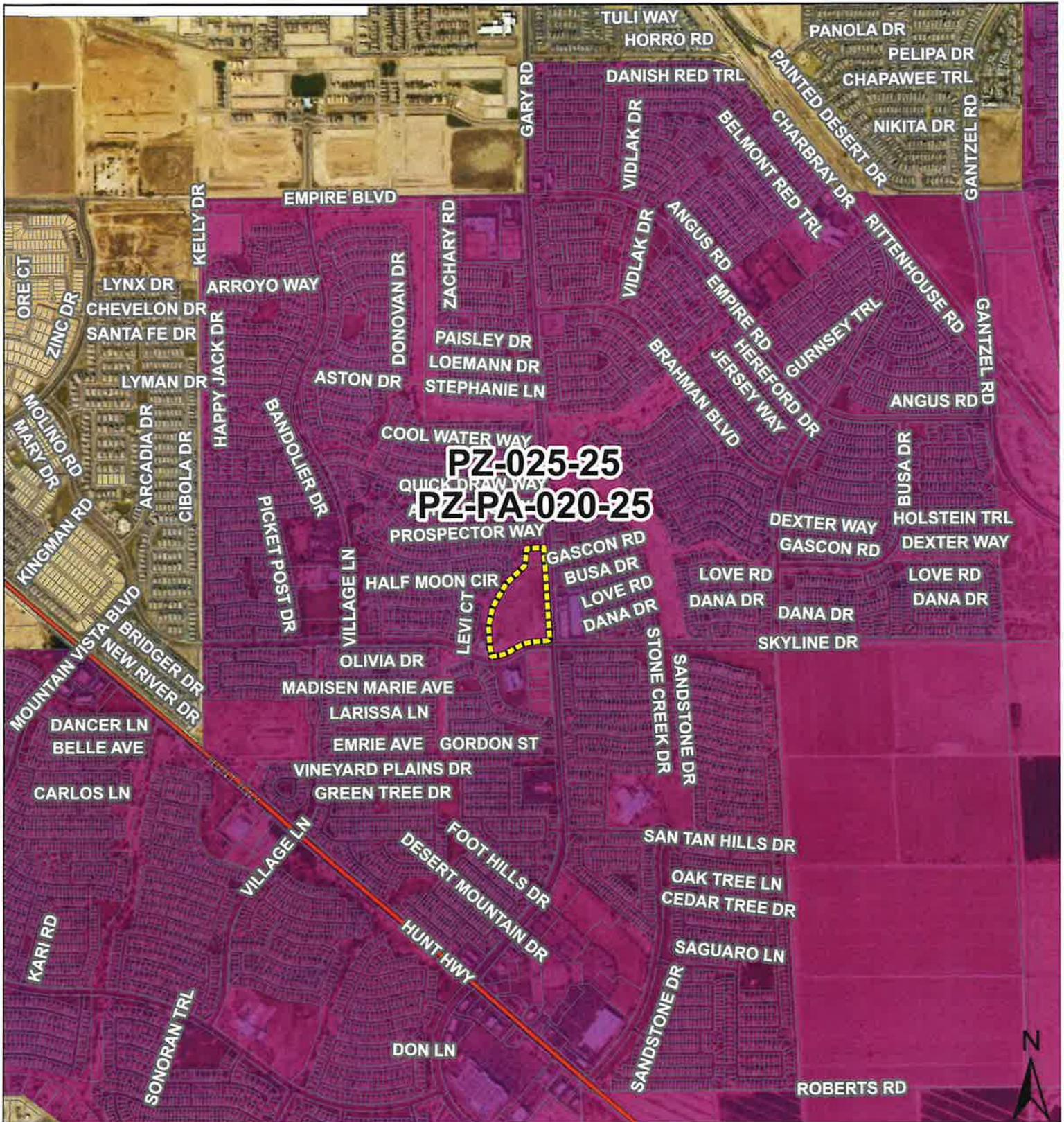
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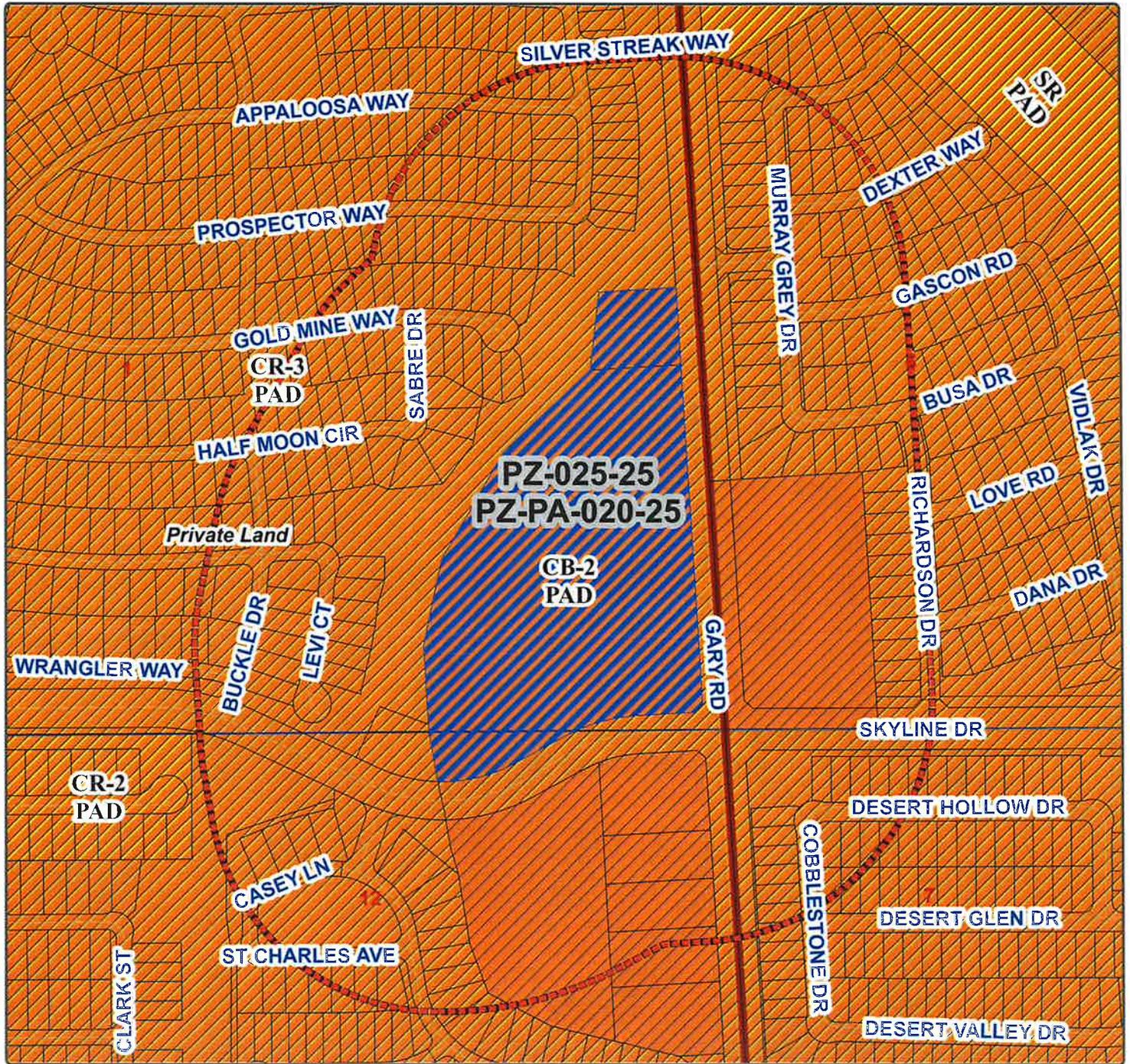
BUSA DR

DEXTER WAY

GASCON RD



## Community Development



### Community Development

PZ-PA-020-25 – PUBLIC HEARING/ACTION: Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 14.07± acres of land from Suburban Neighborhood to Community Center on ±16.391 acres, Tax Parcels: 509-03-002G and 509-94-922B – legals on file – situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

PZ-025-25 – PUBLIC HEARING/ACTION: Cravath Whole Life Communities, LLC, owner, Kristjan Sigurdsson/K&I Homes, LLC, applicant, requesting a rezoning of 7.7167± acres from General Business (CB-2) to Multiple Residence (MR) Zoning District, Portion of Tax Parcel: 509-03-002G – legal on file – situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

Current Zoning: CB-2

Requested Zoning: Rezone

Current Land Use: MLDR



Legal Description:

Situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

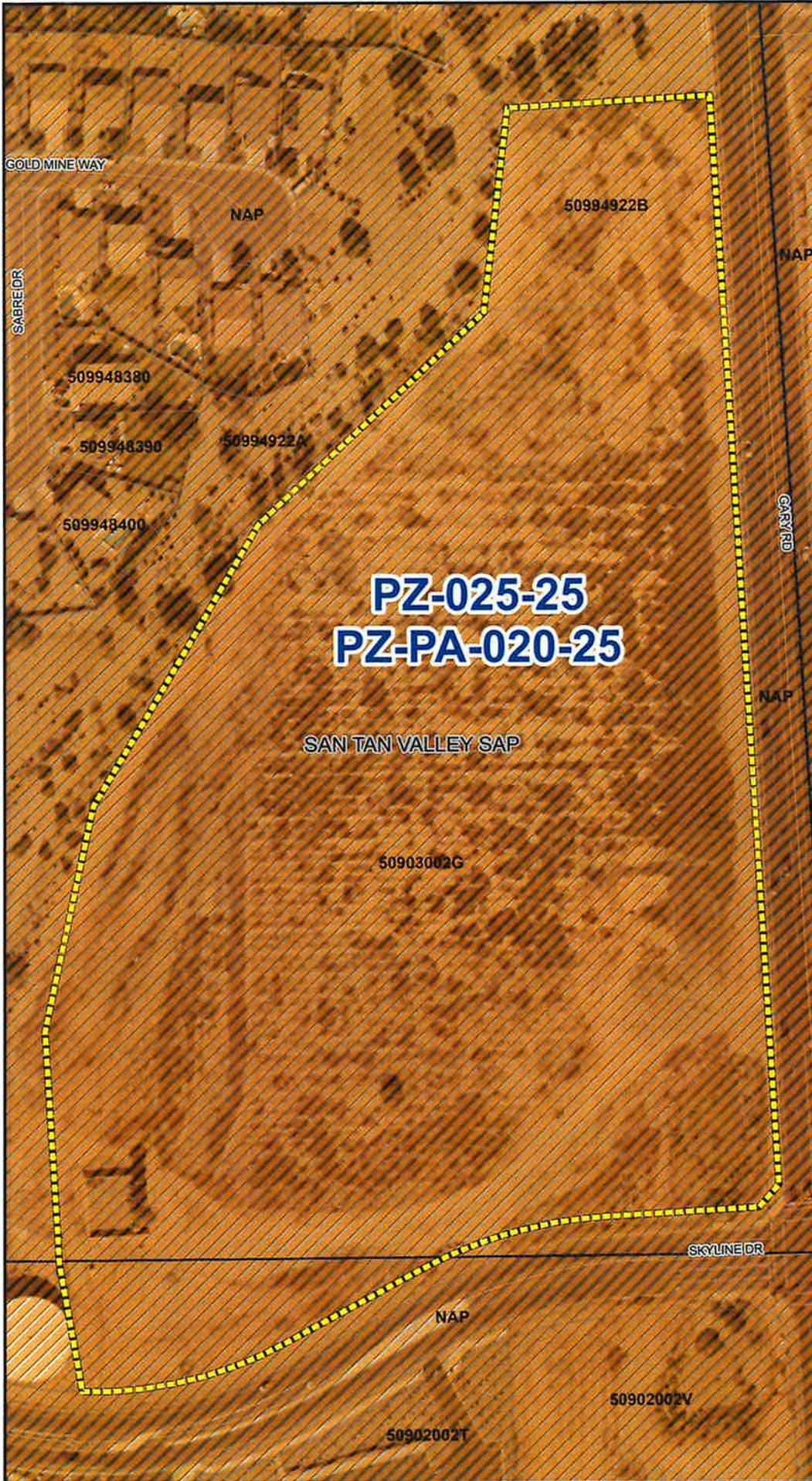
SEC 12, TWN 03S, RNG 07E



Owner/Applicant: CRAVATH WHOLE LIFE COMMUNITIES  
KRISTJAN SIGURDSSON/K&I HOMES

Drawn By: GIS / IT / LJT Date: 12/04/2025

Sheet No. 1 of 1  
Section 12 Township 03S Range 07E  
Case Number: PZ-025-25, PZ-PA-020-25



PZ-025-25  
PZ-PA-020-25

FROM:

SUBURBAN  
NEIGHBORHOOD

TO:

COMMUNITY  
CENTER

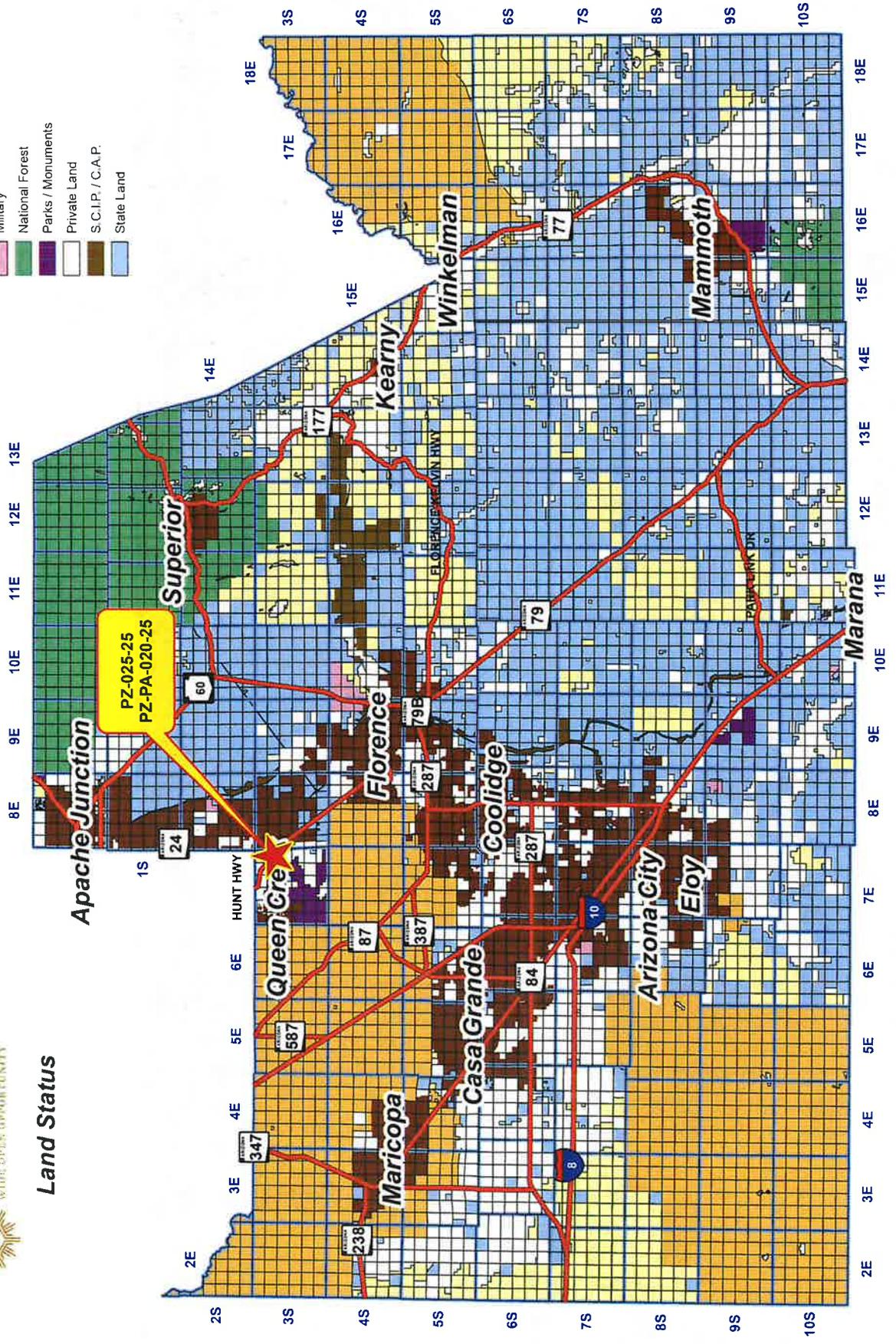


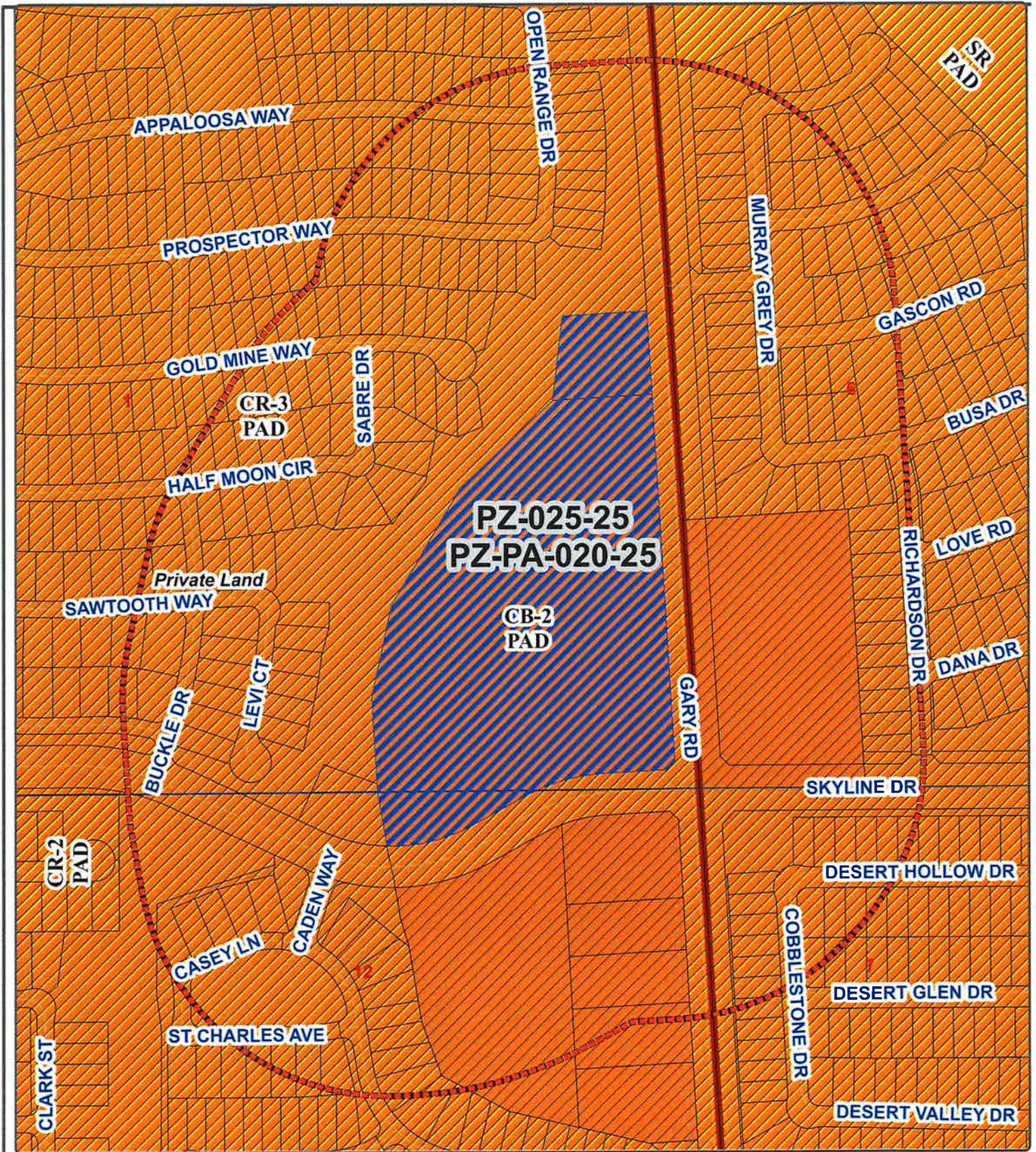


### Land Status

### Legend

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





## Community Development

Owner/Applicant: Cravath Whole Life Communities Kratjan Sigurdsson/K&I Homes		
Drawn By: GIS/IT - LJT	Date: 12/04/2025	
Section 12	Township 03S	Range 07E
Case Number: PZ-025-25, PZ-PA-020-25		

**Legal Description:**  
Sited in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

SEC 12, TWN 03S, RNG 07E

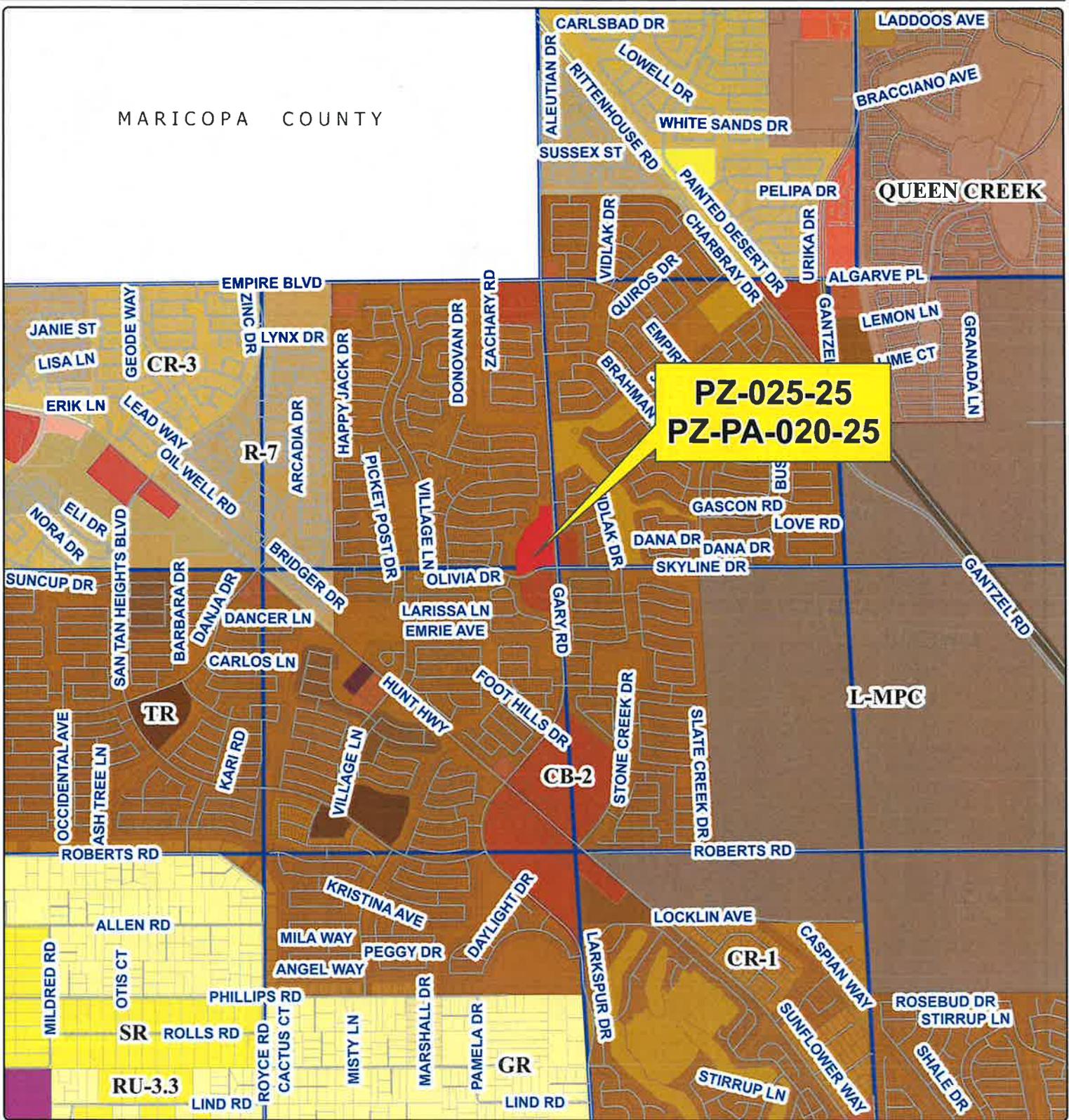


Sheet No.  
1 of 1



Current Zoning: CB-2  
Request Zoning: Rezone  
Current Land Use: MLDR

MARICOPA COUNTY



## Community Development



<b>Legal Description:</b> Situated in a portion of Section 12, Township 3 South, Range 7 East, located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.		<b>Owner/Applicant:</b> CRAVATH WHOLE LIFE COMMUNITIES KRISTJAN SIGURDSSON/K&I HOMES	
Drawn By: GIS / IT / LJT		Date: 12/04/2025	
Sheet No. 4 of 4	Section 12	Township 03S	Range 07E
Case Number:			

Brent Billingsley  
Community Development Associate Director

Todd Williams  
Community Development Deputy Director

Celeste Garza  
Public Works Deputy Director

Christopher Wanamaker  
County Engineer



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITIES

Leo Lew  
County Manager

Joe Ortiz  
Development Services  
Managing Director

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

**Formal Zoning Change & Property Information:**

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

1. Pinal County Staff Coordinator: Patrick Zaia-Roberts
2. Date of Pre-application Review: 11/ 12 / 2024 Pre-Application Review No.: Z-PA- 099 - 24
3. Current Zoning (Please provide Acreage Breakdown): CB-2 General Business 14.090 Acres NET / 16.391 Acres GROSS
4. Requested Zoning (Please provide Acreage Breakdown): MR Multiple Residence on the West portion of the site  
7.140 Acres NET / 7.708 Acres Gross
5. Parcel Number(s): Portion of 509-03-002G
6. Parcel Size(s): 7.140 Acres NET / 7.708 Acres Gross
7. The existing use of the property is as follows: Vacant Land
8. The exact use proposed under this request: 28 Townhomes & 90 Residential Apartment Units
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhoods
10. Is the property located within three (3) miles of an incorporated community?  YES  NO
11. Is an annexation into a municipality currently in progress?  YES  NO
12. Is there a zoning violation on the property for which the owner has been cited?  YES  NO

If yes, zoning violation # \_\_\_\_\_

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. A Minor Comprehensive Plan amendment for same site is being processed concurrently with this application  
If Approved, this will change the Comprehensive Plan Designation to Community Center in support of this application

14. Explain why the proposed development is needed and necessary at this time. \_\_\_\_\_

The current commercial zoned site is too large for the amount of commercial uses that can be supported by the location. Large box retail will not locate here, so frontage has been reserved for retail pads, and the rear portion re-purposed to townhomes and apartmetns, which are in high demand

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: All services are available to the site.  
No improvements anticipated that would be paid for by the public.
  
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Refer to Traffic Impact Study included with this application.  
The proposed residential portion of the site will generate +/- 832 total daily trips, and 52-71 total trips at peak hours, which is only about 15% of the traffic that might be generated if the site remained all commercial
  
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: The residential portion of the site will include 221 parking spaces for the proposed 118 residential units, with over 80% provided in private parking garages.
  
4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?  
No - the proposed residential development will significantly reduce the potential for any of those things, compared to currently allowed commercial uses.
  
5. What type of landscaping are you proposing to screen this use from your neighbors?  
Landscaping will not be needed to screen the use, but native, low water use trees and shrubs will be planted along the site perimeter to enhance the architecture and the environment.  
There is a wide existing drainage channel that separates the site from the existing single-family homes to the West by an average of 150 feet. Lower density townhomes are planned along the western border, with the higher density apartment units internal to the site.
  
6. What type of signage are you proposing for the activity? Where will the signs be located?  
Signage may include a small monument sign along the street frontages and some building identification signage.
  
7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: N/A
  
8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The proposed residential use will significantly improve the integrity and character of the zone, compared to what is currently allowed under the CB-2 zoning.  
Townhomes with their back yards facing the single family residential to the west are significantly more pleasing to look at than the backside delivery and trash area of any big box retail, that is currently allowed on the site.
  
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?  
 YES  NO
  
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?  YES  NO

**PROPERTY OWNERSHIP LIST** ATTACHED AS EXHIBIT 'B1' TO THIS APPLICATION

(Required for filing all applications)

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

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 25th day of July, 2025, at the office of Pinal County Parcel Maps and is accurate and complete to the best of my knowledge.  
(Source of Information)

On this 22nd day of August, 2025, before me personally appeared Kristjan Sigurdsson  
(Name of signor)

Signature [Handwritten Signature] Date 8/22/25

State of Arizona  
County of Maricopa )ss.



(SEAL)

My Commission Expires 02/07/2028

Signature of Notary Public [Handwritten Signature]

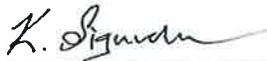
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Kristjan Sigurdsson / K&I Homes, LLC

11699 N 80th Pl - Scottsdale AZ 85260

Name of Applicant

Address



kristjans@kandihomes.com

602-505-2525

Signature of Applicant

E-Mail Address

Phone Number

Applicant

Name of Agent/Representative

Address

Signature of Agent/Representative

E-Mail Address

Phone Number

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

Cravath Whole Life Communities, LLC

9290 E Thompson Peak Pkwy, Unit 243, Scottsdale AZ 85255

Name of Landowner

Address



david@venture.enterprises

480-342-9888

Signature of Landowner

E-Mail Address

Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

**AGENCY AUTHORIZATION**

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

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232  
Cravath Whole Life Communities - an Arizona Limited Liability Corporation

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

Hereinafter referred to as "Owner," is/are the owner(s) of 13.18 acres located at the NWC of Gary Rd & Skyline Dr., and further identified

*[Insert Address of Property]*

As assessor parcel number 509-03-002G and legally described as follows:

*[Insert Parcel Number]*

**Insert Legal Description Here OR Attach as Exhibit A**

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

Owner hereby appoints Kristjan Sigurdsson

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

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

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

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
*[Signature]*

\_\_\_\_\_  
*[Address]*

\_\_\_\_\_  
*[Address]*

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

(SEAL)

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

**CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT**

Cravath Whole Life Communities, LLC

By: David Cravath [Insert Company's or Trust's Name]

Its: Member [Signature of Authorized Officer, or Trustee]

[Insert Title]

Dated: Aug. 22, 25

STATE OF Montana )  
 ) ss.

COUNTY OF Flathead )

The foregoing instrument was acknowledged before me, this 22 day of Aug, 2024 by

David Cravath, Member

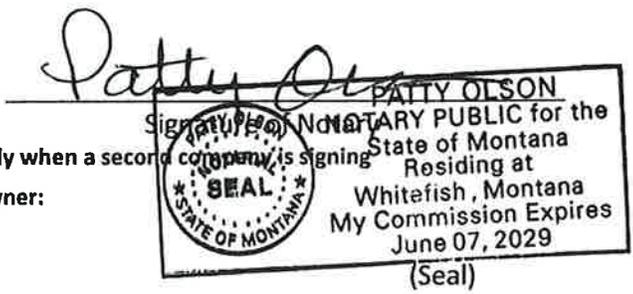
[Insert Signor's Name] [Insert Title]  
Cravath Whole Life Communities, LLC Arizona an,

[Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

My Commission Expires: 6/7/29

Patty Olson  
Printed Name of Notary



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

STATE OF \_\_\_\_\_ )  
 ) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, who acknowledges himself/herself to be

[Insert Signor's Name] of \_\_\_\_\_

[Title of Office Held] [Second Company]

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

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

My Commission Expires \_\_\_\_\_

Printed Name of Notary

Signature of Notary

## Application Checklist:

### A. Check the appropriate item:

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

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

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

### B. Hold a Neighborhood/Community Meeting:

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

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

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

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

✓ E. **Submit a Site Plan** (*if not submitting in conjunction with a PAD Application*). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal Description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements. See Civil
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping. *No existing landscaping. All areas that are not buildings or hardscape will be landscaped*
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

See TIA

F. **Submit** the following information regarding **Water Supply**:

- 1. Identify the water service provider [EMCOR](#)
- 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate [See Preliminary Utility Plans](#)
- 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - Depth to bedrock & Depth to groundwater
  - Known fissures or land subsidence in the area
  - Known wells in the area, available information on status and water levels
  - Summary of data-gathering efforts and sources of information

✓ G. Provide a copy of the **Title Report**

- ✓ **H. Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.
  - I. Development Agreements (DA):**
    - Provide a copy of the approved DA, if applicable.
- ✓ **J. Submit** a **Drainage report** and a **TIA report**. (*Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable*).
- ✓ **K. Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.
- ✓ **L. Submit** a list of all property owners within **600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).
- ✓ **M. Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:  
<http://www.pinalcountyz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>
- ✓ **N. Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.
- ✓ **O. Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:  
<https://citizenaccess.pinalcountyz.gov/CitizenAccess/>. \*
  - a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection
    - \* *Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*
- ✓ **P. Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant**. (*in addition to application fees*)
- ✓ **Q. Signature** at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

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

Kristjan Sigurdsson	K&I Homes, LLC - 11699 N 80th PI - Scottsdale AZ 85262
Name of Applicant	Address
	8/22/2025
Signature	Date

## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

### **Intent:**

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

### **Determination:**

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

### **Organization:**

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

### **How Is the Checklist Used?**

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

### **Who Should Use the Checklist?**

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

# PART ONE

## Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

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

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The proposed development is a mixed use community center with residential and commercial uses. It will be a vibrant place where people can interact within the residential courtyard setting and the various retail, restaurant and service uses part of the commercial portion of the development, fostering a sense of community for residents and visitors alike.

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

The proposal:

- Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The site is ideally located at the intersection of Gary Rd and skyline Dr, both of which are identified as Routes of Regional Significance, and designated as Major arterials. The site is also located less than a mile (easy bike ride or walk) from the major community center at Gary Rd & Hunt Hwy.

Future Transit Plans propose a station for the proposed commuter rail service between Tuscon and Phoenix in close proximity to the site. A proposed express bus route to other communities in Maricopa County is also planned in the immediate area of the site.

**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

- Is consistent with the **Economic Sustainability** vision component

Please explain:

The proposed mixed-use community center includes 118 residential units and several retail, restaurant and service type uses, that will allow those residents to Live-Work-Play in the immediate area of the site.

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

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

The site is located adjacent to a large open natural wash along the western boundary, that provides an open space buffer between the proposed multifamily and existing single family to the west. The proposed development will also include more than 50,000 SF of active and passive recreation and other open spaces, over 17% of the net site area.

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

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

The site is located adjacent to a large open natural wash along the western boundary. The proposed townhomes are located along this boundary with their back yards/patio overlooking the wash. This land planning also improves the view from the single family homes to the west, that might otherwise be looking at a rear service drive, trash and parking areas for previously allowed commercial uses. The proposed development anticipates achieving a high level of sustainability, utilizing recognized green building features.

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

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The site is located less than a mile (easy bike ride or walk) from the major community center at Gary Rd & Hunt Hwy. Emergency health care center is located within that community center. There are several local/neighborhood parks within easy walking distance. The mix of land uses proposed promotes physical activity, such as walking or cycling.

**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

There are several Pre-K-8 schools, and a high-school, located within a one mile radius of the site.

## PART TWO

### Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

#### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Current and projected land use is **Suburban Neighborhood**. The proposed Non-Major Amendment would change the land use designation to **Community Center**, similar to several other Community Centers in the area that are located within and surrounded by a Suburban Neighborhood. This proposed community center is located centrally between three other community centers, shortening the travel distance to provided services.

#### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The site is not located within a designated Mixed-Use Active Center shown on the greater Pinal County Comprehensive Plan. The San tan Valley special Area Plan does not include any Mixed-Use activity Centers.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

The proposed mixed-use development is located in the **San Tan Valley Special Planning Area (STVSPA)**, which does not include or define Mixed-Use activity Centers, but includes the **Community Center** Land Use Designation which we fit nicely into. By definition, a Community Center is a place type that incorporates every day and special shopping, eating or entertainment needs, serving several neighborhoods. Stand-alone multi-family residential uses can be placed to support these uses, but commercial is the dominant use.

## Consistency with the Planning Guidelines described in the Land Use element

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element

The proposed development is consistent with the Compatibility, Suitable Land Use, Development Intensity and Form Guidelines noted in the STVSAP and outlined below:

Compatibility: All 2 story proposed

Located along two arterial streets, one of which is a Regionally Significant Route

Residential component used to buffer adjacent single-family residential area from the commercial

Suitable Land Use: Community Commercial, Single-Family-Attached (Townhomes) and Multi-Family

Development Intensity: 15.3 du/ac

Form: Predominantly developed for commercial use with integrated residential adjacent

## Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

## Please explain:

The commercial component of the proposed Community center will create quite a few new jobs at build-out.

The residential components supports the commercial by proximity.

The residential component will include provisions for remote work from home.

## **Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

The site was developed from farmland as most of Pinal County has been. There are still large amounts of farmland in the vicinity.

There are numerous Existing, Planned, or Proposed Multi-Use Trails in the area that can be accessed from the immediate vicinity of the site.

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## **System of Connected Trails and Preservation of Open Space**

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

There are numerous Existing, Planned, or Proposed Open Space Areas and Multi-Use Trails in the area that can be accessed from the immediate vicinity of the site.

## Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The proposed development has no impact on any existing natural or cultural resources.

## Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Water, Sewer and Electricity are all available at or very near the site. Water and Sewer services will be provided by EPCOR Utilities, and were planned for with the development of the Morning Sun Farms Subdivision, when this parcel was created.

I have reviewed and addressed all areas within this checklist



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Kristjan Sigurdsson

## NOTES

- 1) *The Survey is oriented to NAVD88 Arizona Central Zone per Pinal County Control Network Point No.'s 307121 & 307120, using a bearing of North 01 degrees 18 minutes 32 seconds, obtained from the Pinal County Control Network Datasheets.*
- 2) *The Benchmark used for this survey is the Pinal County Control Network Point No. 307121, being a 3.5" Pinal County Highway Department brass cap flush marking Southeast Corner of the Southeast quarter of Section 1, having an elevation of 1474.290'; NAVD88.*
- 3) *All title information and the description shown is based on a 1st Revised Report of Title issued by Pioneer Title Agency, Commitment Number 74100584, dated August 4, 2024 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.*
- 4) *There are no striped parking spaces on the subject property.*
- 5) *There are no buildings on the subject property.*
- 6) *According to FEMA Flood Insurance Rate Map, Map Number 04021C0475E, dated December 4, 2007, the subject property is located in Zone X. Zone X is*

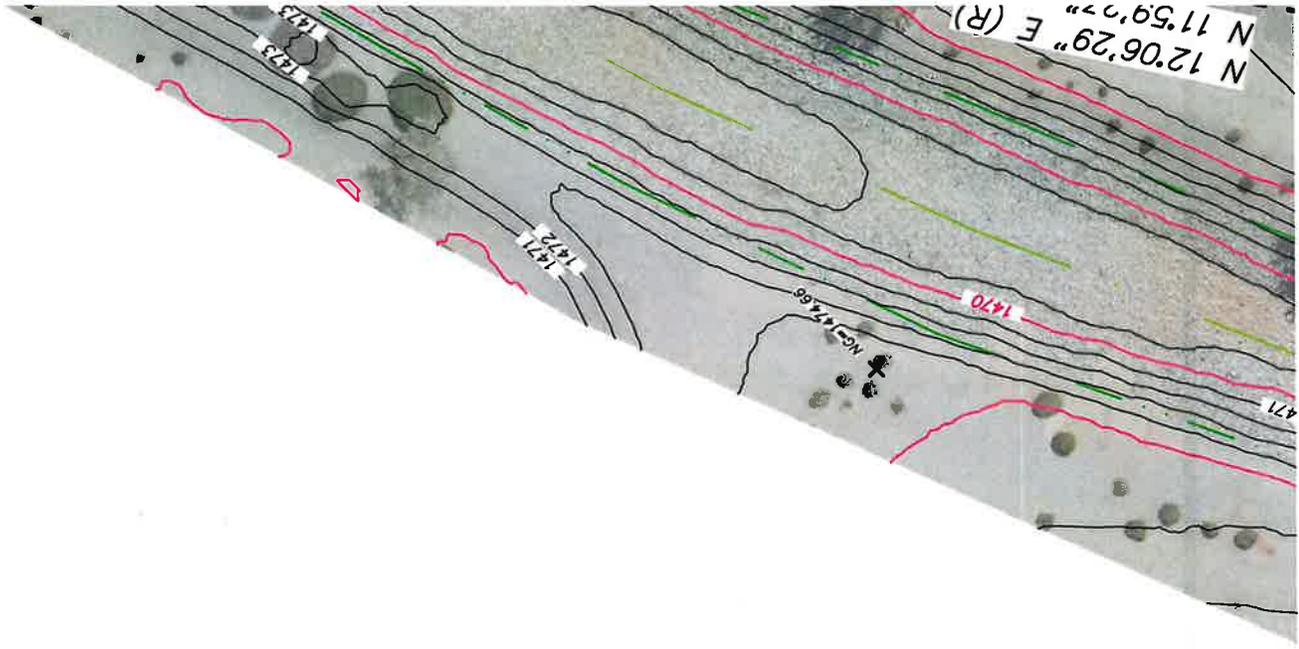
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°41'28" W (R)	55.00'
	S 86°30'14" W (M)	
L2	S 41°44'15" W (R)	29.67'
	S 41°33'10" W (M)	
L3	S 86°47'02" W (R)	151.79' (R)
	S 86°36'07" W (M)	153.80' (M)
L4	S 61°40'55" W (R)	147.94' (R)
	S 61°26'19" W (M)	148.04' (M)
L5	N 08°42'07" W (R)	153.45' (R)
	N 08°01'10" W (M)	153.36' (M)
L6	S 86°47'02" W (R)	229.82'
	S 86°36'07" W (M)	
L7	S 61°40'55" W (R)	147.96'
	S 61°26'19" W (M)	

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	450.00'	197.88' (R)	25°11'40" (R)
		196.44' (M)	25°00'43" (M)
C2	400.00'	208.67' (R)	29°53'26" (R)

MATCH



SCALE IN FEET  
SCALE : 1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°41'28" W (R)	55.00'
	S 86°30'14" W (M)	
L2	S 41°44'15" W (R)	29.67'
	S 41°33'10" W (M)	
L3	S 86°47'02" W (R)	151.79' (R)
	S 86°36'07" W (M)	153.80' (M)
L4	S 61°40'55" W (R)	147.94' (R)
	S 61°30'10" W (M)	148.04' (M)

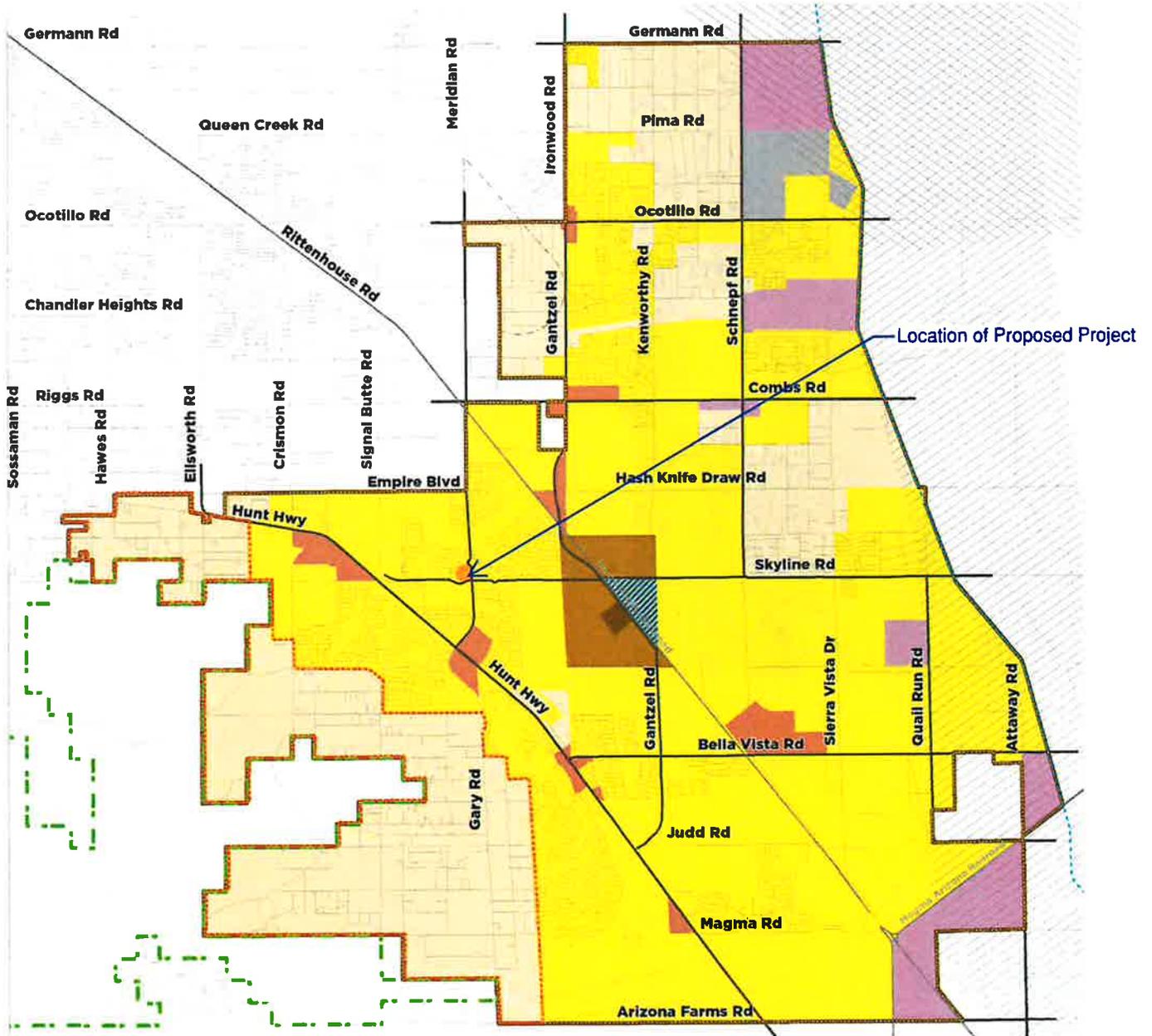


FIG 4.1 LAND USE PLAN MAP



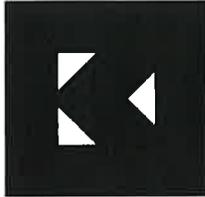
**Legend**

- San Tan Valley Study Area
- San Tan Mountain Regional Park
- San Tan Foothills Sub- Area
- Greenfield
- Noise Sensitive Area
- CAP Canal
- Railroad
- Parkway/ Arterials
- Local Streets
- North/ South Corridor Study Area
- SR-24 Corridor Study Area

**Place Types**

- Rural Living
- Suburban Neighborhood **Existing Land Use Designation**
- Urban Transitional
- Urban Center
- Community Center **Proposed Land Use Designation**
- Suburban Office
- Suburban Office/ Urban Center
- Employment Center
- Military





August 22, 2025

Patric Zaia-Roberts  
Senior Planner  
Pinal County

RE: The Vine @ Skyline  
Z-PA-099-24

This report is to notify you of our Citizen Review efforts in regard to the above referenced project, completed to date.

A. Details of Methods used to involve the public are included as attachments.

Property owners within a 1200' radius of the site were notified via 1<sup>st</sup> class letter mailed 8/1/2025.

Neighborhood Open House Meeting was held:

Date: Friday, July 15, 2025  
Time: 5:30 PM  
Location: Ridgeview College Prep  
1645 W Skyline Dr, San Tan Valley AZ 85142

B. Prior to the Open House Meeting no inquiries were received via phone and/or email.

36 people attended our Open House Meeting (sign-in sheet attached).  
All are immediate neighbors that reside in the residential subdivisions surrounding the site.

The following concerns were raised by the attendees and discussed at the meeting:

1. Majority of the people attending were opposed to having multi-family in 'their' neighborhood, for various reasons, including:
  - Prefer commercial uses that bring neighborhood services to the area.  
We explained that years of marketing efforts have not yielded any results for a major tenant, and most commercial users prefer to congregate at larger commercial centers, such as the one less than one mile away at Grant Rd & Hunt Hwy.
  - Perception that renters are somehow a lower class of people, that will go around and vandalize their neighborhood, disrespect private property and impose on the HOA neighborhood parks. One attendee loudly and repeatedly proclaimed that the proposed multi family would turn into a ghetto within 5 years.  
We explained how the proposed multi-family is planned as a long-term hold, and by design would attract 'good' tenants that become long-term residents. But, no amount of explaining or arguing the opposite was going to change their mind on this issue.
2. Many people voiced their concern over traffic congestion and the impact the multi-family would have on an already impossible situation:
  - Many voiced their frustration with the current traffic situation and the capacity of the existing streets to even handle current traffic volume.  
We explained how this was a county issue, not an individual developer issue, and that the streets may or may not be widened in the future.
  - Contrary to established facts, most or all attendees thought that multi-family brings much higher traffic volume than commercial does.  
We explained how that is a misperception, as evidenced by the traffic impact study prepared. Contrary to popular belief, the residential component of the proposed development generates only about 15% of the traffic volume generated by the commercial component and hence helps the current traffic situation. No amount of explaining or arguing the facts was going to change their mind on this issue.

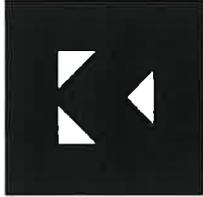
No further comments or inquiries have been received since the open house meeting.

Sincerely,



Kristjan Sigurdsson, Principal  
K&I Homes, LLC

- Attachments:
- Copy of Notification Letter
  - Open House Sign in Sheet
  - Parcel Map showing where notified neighbors are located
  - Mailing List of contacted property owners



# K & I Homes, LLC

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## NOTIFICATION LETTER – CPA/ZN

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Date: August 1, 2025

To: **Property Owner**

RE: Notification of Project Under Consideration  
**The Vine @ Skyline (NWC of Grant Rd & Skyline Dr)**

The purpose of this letter is to inform you that K&I Homes, on behalf of owner/developer (Cravath Whole Life Communities, LLC), will be filing an application for A Non-Major Comprehensive Plan Amendment for two parcels totaling approx. 16 acres, and to re-zone a 7 acre portion of the land, located on the NWC of Grant Rd & Skyline Dr. The application is scheduled to be filed on or before August 25, 2025.

We would like to invite you to a neighborhood meeting to discuss the proposed development project and the rezoning request. The meeting will be held on **Friday, August 15th, 2025, at 5:30 PM at 'The Ridgeview College Preparatory', 1645 W Skyline Dr, San Tan Valley, AZ 85142.**

Attached is a copy of the Comprehensive Plan Land Use, Proposed Zoning Exhibit, Proposed Site Plan and Site Data. The following describes our request:

**Existing use:** *The existing Comprehensive Plan Land Use Designation for the site is 'Suburban Neighborhood', and the current zoning is CB-2 (General Business). The approx. 16-acre parcel is currently vacant land.*

**Proposed change:** *The proposed Minor Comprehensive Plan Amendment is to change the Land Use Designation to Community Center for the overall 16 acres, and to Re-Zone the Eastern half of the site to MR Multiple Residence, to allow for the development of 28 Townhomes and 80 Apartment Units. All buildings will be limited to 2 stories in height.*

The Western half of the site will retain the CB-2 zoning designation and is planned for multiple retail pads (gas station/convenience store, restaurants, daycare, and a bank)

Please be advised that meetings and hearings before the Pinal County Planning Commission and Board of Supervisors are planned to review this case. Specific meeting and hearing dates have

not yet been set, but will be posted on site once determined, at least 21 days prior to each hearing date.

The Pinal County Planner assigned to this case is Patrick Zaia-Roberts and you may contact him at 520-866-6409 or via email [Patrick.Roberts@pinal.gov](mailto:Patrick.Roberts@pinal.gov). The City Case File number (Pre-Application number) is Z-PA-099-24.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at **602-505-2525** or via email [kristjans@kandihomes.com](mailto:kristjans@kandihomes.com)

Sincerely,



---

Kristjan Sigurdsson, Principal  
K&I Homes, LLC

Attachments: General Plan Land Use & Zoning Exhibit  
Proposed Site Plan and Site Data



**PROJECT INFO**

**SITE ADDRESS:** NWC GARY RD & SKYLINE DR

**PROPOSED USE / SCOPE:** COMMERCIAL PADS ALONG GARY RD AND 2-STORY MULTIFAMILY ON THE BACK/WEST PORTION OF THE SITE

**PARCEL #'S (APN):** PARCEL 1: 509-03-002G PARCEL 2: 509-94-922B

**LEGAL DESCRIPTION:** SEE ALTA SURVEY

**PARCEL SIZE (CURRENT):** **NET SITE AREA +/-** **GROSS SITE AREA +/-**  
 PARCEL 1 & 2 613,772 SF = 14.090 AC 713,984 SF = 16.391 AC

**PARCEL SIZE (PROPOSED):** **NET SITE AREA +/-** **GROSS SITE AREA +/-**  
 PARCEL 1 (COMMERCIAL) 276,964 SF = 6.359 AC 378,210 SF = 8.683 AC  
 PARCEL 2 (RESIDENTIAL) 311,034 SF = 7.140 AC 335,774 SF = 7.708 AC  
 TOTAL 587,998 SF = 13.499 AC 713,984 SF = 16.391 AC

TOTAL ROW TO BE DEDICATED: 125,986 SF = 2.892 AC

**CURRENT COMPREHENSIVE PLAN:**  
 LAND USE DESIGNATION SUBURBAN NEIGHBORHOOD  
 DEVELOPMENT INTENSITY 4-8 DU/AC = (SINGLE FAMILY ATTACHED)

**PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT:**  
 LAND USE DESIGNATION COMMUNITY CENTER  
 DEVELOPMENT INTENSITY 8-16 DU/AC

**CURRENT ZONING:** CB-2 GENERAL BUSINESS ZONING CASE PZ-PD-055-00

**PROPOSED ZONING FOR PARCEL 2:** MR MULTIPLE RESIDENCE

**DWELLING UNIT DENSITY (UNITS/ GROSS ACRE):** 118 UNITS / 7.708 AC=15.31 DU/AC

MR DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA	7,000 SF	+/- 277,000 SF
MIN. LAND AREA PER DU	1,750 SF	2,635 SF
MIN. LOT WIDTH	50 FT	+/- 435 FT
MIN. FRONT SETBACK (SKYLINE DR.)	25 FT	25 FT
MIN. SIDE SETBACK	10 FT	10 FT
MIN REAR SETBACK	25 FT	+/- 90 FT
MIN. DISTANCE BETWEEN BUILDINGS	20 FT	20 FT
MAX. BUILDING HEIGHT	36 FT/3 STORY	26 FT/2 STORY

**BUILDING GROSS FLOOR AREAS (SF):**

BLDG #	BLDG TYPE	1ST FLOOR	2ND FLOOR	TOTAL
BLDG A	TH2	2,753	2,316	5,069
BLDG B	TH4	5,296	4,434	9,730
BLDG C	TH8	10,665	9,043	19,708
BLDG D	TH10	13,271	11,141	24,412
BLDG E	TH4	5,296	4,434	9,730
BLDG F	FLAT 6	4,612	4,612	9,224
BLDG G	FLAT 12A	8,756	8,576	17,332
BLDG H	FLAT 12B	10,004	9,824	19,828
BLDG I	FLAT 12B	10,004	9,824	19,828
BLDG J	FLAT 12C	12,952	9,824	22,776
BLDG K	FLAT 12B	10,004	9,824	19,828
BLDG L	FLAT 12B	10,004	9,824	19,828
BLDG M	FLAT 12B	10,004	9,824	19,828
		113,621	103,500	217,121

**LOT COVERAGE (NET SITE AREA):** 113,621 / 311,034 = 36.5%

**OPEN SPACE PROVIDED:**

LANDSCAPE/HARDSCAPE	+/- 30,000 SF
POOL AMENITY AREA	+/- 6,000 SF
DOG PARK	+/- 4,000 SF
RETENTION	+/- 13,000 SF
<b>TOTAL</b>	<b>+/- 53,000 SF = 17%</b>

UNIT MIX:	NUMBER OF UNITS	AVE. SIZE	RATIO
3 BEDRM TOWNHOME	28	+/- 1,850 SF	17 %
2 BEDROOM FLAT	70	+/- 1,200 SF	59 %
1 BEDROOM FLAT	20	+/- 800 SF	24 %
<b>TOTAL</b>	<b>118</b>		<b>100 %</b>

Parking Required	VEHICLES			
RESIDENTIAL	Quantity	Type	Ratio	Required
Units	20	1 Bed	1.5 SP/Unit	30.0
	70	2 Bed	2 SP/Unit	119.0
	28	3 Bed	2 SP/Unit	56.0
Guest			1/10 Units	11.8
<b>Total</b>	<b>118</b>			<b>217</b>

**Accessible Spaces required: 2% of Residential spaces provided**

Parking Provided		VEHICLES		
		Standard	Accessible	Total
Residential	1 car Garage	125		125
	2 car Garage	28		56
	Surface	35	5	40

# The Vine @ Skyline

# Open House Sign-In Sheet

Date: 8/15/2025

Location: The Ridgeview College Preparatory  
1645 W Skyline Dr.

This Sign-In Sheet is a Public Record

Name <b>Ken &amp; Betty BATTY</b>		Business Name	
Address & Zip 1694 W. Hares 85144	Phone 586-351-0489	E-mail Ken batty1962@gmail.com	
Name <b>Jack &amp; Tricia Mauler</b>		Business Name	
Address & Zip 32230 N Sunflower Trail	Phone 714 473 0759	E-mail jackmauler@gmail	
Name <b>Jerry &amp; Cindy Carter</b>		Business Name	
Address & Zip 34003 N CLARK	Phone 480-695-6139 480-586-6301	E-mail jerryruns@cox.net	
Name <b>Holly &amp; Monty Gabb</b>		Business Name	
Address & Zip 34387 N. Levict	Phone 509.218.0104	E-mail h-weed@yahoo.com	
Name <b>Cody &amp; Gaby Plummer</b>		Business Name	
Address & Zip 1589 w. garden	Phone 619+215-6527	E-mail codyplummer@gmail.com	
Name <b>Christina Picanco</b>		Business Name	
Address & Zip 2018 W. Olivia Dr	Phone 480-459-8114	E-mail Picancochrist3@gmail	
Name <b>Jason &amp; Alysha Schmidt</b>		Business Name	
Address & Zip 34013 N. Casey Ln	Phone 714 570 5240	E-mail Jason.schmidt16@attmail.com	

# The Vine @ Skyline

# Open House Sign-In Sheet

Date: 8/15/2025

Location: The Ridgeview College Preparatory  
1645 W Skyline Dr.

This Sign-In Sheet is a Public Record

Name	Address & Zip	Phone	Business Name	E-mail
Andrew Johnson	N. LEVI CT STV 85144			
Marilyn Bell				
	1251 W Desert Hollow Dr STV 85143	612-670-9444		
Cliff Granger				
	2006 Sawtooth way			
Pat + Randy Mritello				
	2766 W. New River Dr.			
Jason & Leighann Ruddy				
	1727 W St Charles Ave	702-715-2530		mVICCna@hotmail.com
Lisa Splichal				
	34075 N Casey Ln	202 306 7266		lisst1243@gmail.com
Will Babb				
	2018 w divie dr 85144	480 495 2767		willantbabb207@gmail.com

# The Vine @ Skyline

# Open House Sign-In Sheet

Date: 8/15/2025

Location: The Ridgeview College Preparatory  
1645 W Skyline Dr.

*This Sign-In Sheet is a Public Record*

Name	Mary Lee	Business Name	
Address & Zip	923 W Desert Basin Dr	Phone	480-518-7628
E-mail		E-mail	
Name	Tom Lee	Business Name	
Address & Zip	923 W Desert Basin Dr.	Phone	480-620-1062
E-mail		E-mail	thomas-lee013@yahoo.com
Name	Amy Dome	Business Name	
Address & Zip	174 W. Melisa Marie Ave.	Phone	
E-mail		E-mail	Amygsawicki@yahoo.com
Name	Brett Galvan	Business Name	
Address & Zip	1695 Half moon cir	Phone	
E-mail		E-mail	
Name	Jeri Bloom	Business Name	
Address & Zip	1581 W Desert Spring Way STU	Phone	425-478-0317
E-mail		E-mail	
Name	STEVE BEAN	Business Name	
Address & Zip	1581 W. DESERT SPAN'S WAY	Phone	425 478 9679
E-mail		E-mail	
Name	Karen Tolson	Business Name	
Address & Zip	Skyline R. II	Phone	
E-mail		E-mail	kete11@yahoo.com

# The Vine @ Skyline

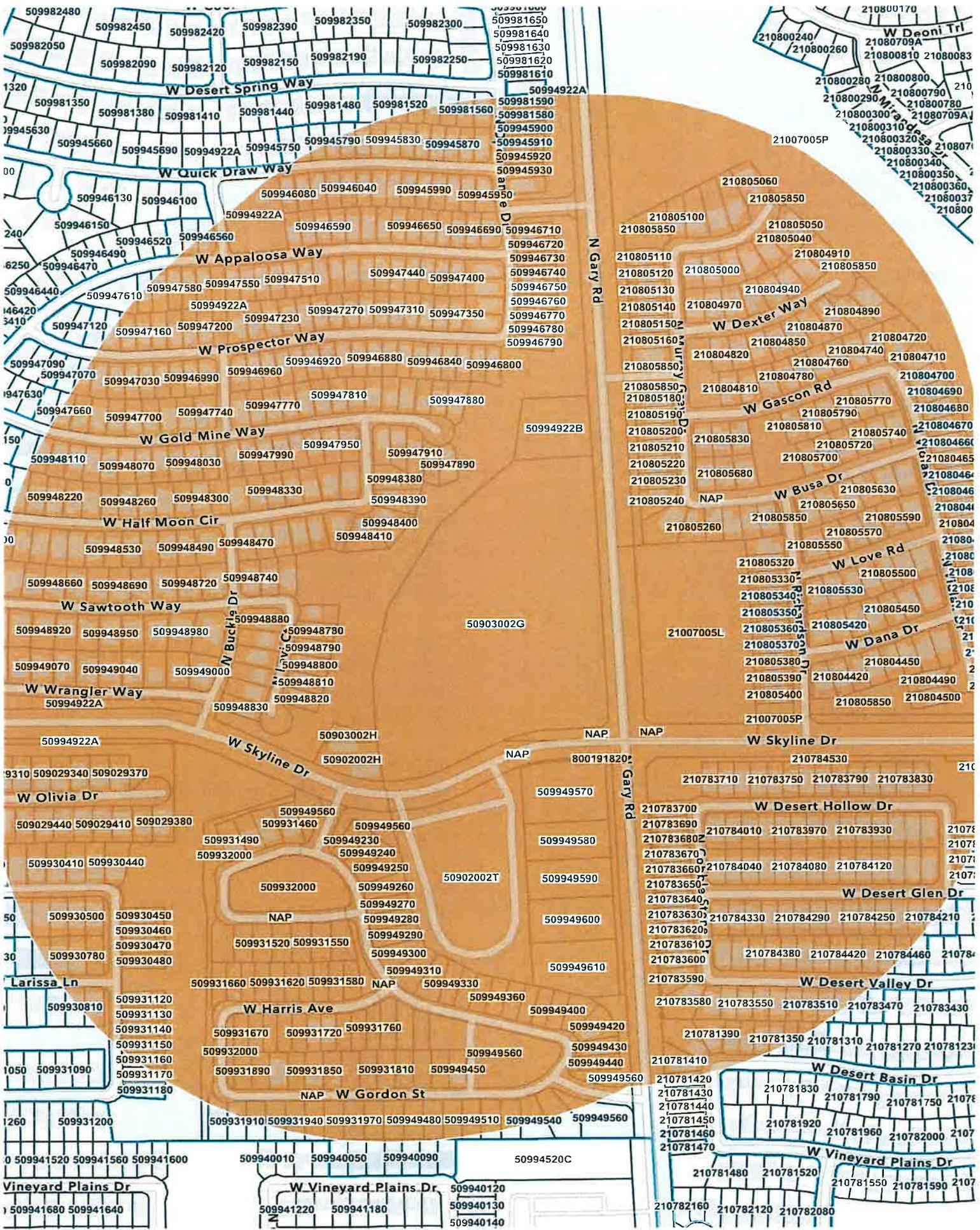
# Open House Sign-In Sheet

Date: 8/15/2025

Location: The Ridgeview College Preparatory  
1645 W Skyline Dr.

This Sign-In Sheet is a Public Record

Name	Address & Zip	Phone	Business Name	E-mail
Jean Stoktor	29109 N Gecko Trl			Green51@yahoo.com
Cynthia Myers	743 W. Agrarain Hills Dr.	619-772-8001		Cmgmyers@gmail.com
Lopi Ann	2112 W. Madison Marie Ave	818-605-4202		Pinn.phstrategies@gmail.com
Aarla Hansen	880 W. West Basin Dr 5th	480-250-2357		gaylor1991.hansen@gmail.com
BARBARA STANISZEWSKI	34135 N CLARK ST			MOAwezr@SBCglobal.net
Merdisha Henderson	1698 W Gordon Street	480-823-4878		merdishahenderson@gmail.com



NAP

210781320  
P2 SUB REIT 1 BORROWER LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509940050  
CARILLO CARLOS  
1724 W VINEYARD PLAINS DR  
QUEEN CREEK , AZ 85144-8514

210781330  
HOLLAND OTTO  
1196 W DESERT BASIN DR  
SAN TAN VALLEY , AZ 85143-3346

509940060  
SANS LEAHANNA RENEE  
1706 W VINEYARD PLAINS DR  
SAN TAN VALLEY , AZ 85144-8514

210781340  
FKH SFR PROPCO H LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

509940070  
PHILLIPS BRUCE & KAREN  
1690 W VINEYARD PLAINS DR  
SAN TAN VALLEY , AZ 85144-4637

210781350  
RUISI STEVEN L & VALERIE G  
1224 W DESERT BASIN DR  
SAN TAN VALLEY , AZ 85143-3346

509940080  
SUORSA HELEN  
1674 W VINEYARD PLAINS DR  
QUEEN CREEK , AZ 85144-8514

210781360  
MCH SFR PROPERTY OWNER 1 LLC  
14335 COMMERCE WAY  
MIAMI LAKES , FL 33016-6150

509940090  
MARTIN DAVID  
1656 W VINEYARD PLAINS DR  
SAN TAN VALLEY , AZ 85144-8514

210781370  
TORO BRIAN & AVILA  
MAIL RETURN  
SAN TAN VALLEY , AZ 85143-3346

509940100  
JACKSON SEAN C  
1638 W VINEYARD PLAINS DR  
SAN TAN VALLEY , AZ 85144-8514

210781380  
GODOY GUILLERMO & MARIAELENA  
1266 W DESERT BASIN DR  
SAN TAN VALLEY , AZ 85143-3346

509940110  
SEVY LELAND E & ANNETTE H TRS  
1622 W VINEYARD PLAINS DR  
QUEEN CREEK , AZ 85144-8514

210781390  
CARRICK COLLEEN MARY LIV TRUST  
1280 W DESERT BASIN DR  
SAN TAN VALLEY , AZ 85143-3346

210781420  
ROLON ARNOLDO & GEMMA  
33984 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3342

210781400  
HARVARD SFR LLC  
PO BOX 1778  
HIGLEY , AZ 85236-6177

210781410  
WEYENBERG RICHARD W & JANIS K  
N459 297TH ST  
EAU GALLE , WI 54737-7958

210783470  
GUNDALA SAI LAXMAN & PRASANNA L  
744 E WINDMERE DR  
PHOENIX , AZ 85048-8636

210783480  
SALIN VENUS  
1143 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783490  
ALVEY WILLIAM & DEBORA  
1159 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783500  
BUTLER JASON & PAMELLA  
1175 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783510  
EZE CHIDOZIE CELESTINE & CHERYLE HOO  
1191 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783520  
LYNN BRADFORD & EMILY  
1207 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783530  
MARTELLOTTA JOHN  
1223 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783540  
STUART CHRISTIAN  
1239 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783550  
MEANS MATTHEW EVERETT  
1255 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143--345

210783570  
MADDUX CHRISTOPHER D & VICTORIA C  
1287 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783560  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210783580  
STILTNER JOHN T & ELAINE A  
1303 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783590  
KALLHOFF CHAD  
34086 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3343

210783600  
WHALEN MICHAEL F & PHYLLIS C TRS  
34102 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3343

210783610  
HOLLIDAY MERCEDES & TODD  
34118 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3343

210784380  
KRAJICEK PAUL  
1224 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784390  
KILLIAN CASEY E & LAURA M  
1208 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784400  
OESTREICH RYAN & MICHELLE  
1192 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784410  
MENDOZA GLORIA Q & VICTOR M  
1176 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784370  
BRADLEY CHRISTOPHER T  
1240 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784420  
MARTINEZ PETE III  
1160 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784430  
LEFTWICH CHRISTOPHER & BETH KUHL  
1144 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784440  
CASTRO FRANKLIN & CENDEJAS ANAGABRIEL  
1128 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784450  
HYLAND JACOB WESLEY & TIFFANY L  
1112 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784360  
RANSOM TERENCE S & CHERYL J LIV TRUST  
1256 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784460  
HARPER JACQUELINE A  
1096 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784470  
FISCHER CARL & KENDRA  
1080 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210784350  
RODRIGUEZ EDNA CAROLINA & RODRIGUEZ GIANNINA  
1272 W DESERT VALLEY DR  
SAN TAN VALLEY , AZ 85143-3345

210783620  
KETLAND RICHARD & MARY LOU  
34134 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3343

210783630  
EASTMAN BRIAN D & JENNIFER L  
34150 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3343

210784340  
DAVIS HERBERT A & NEYCOLE  
1273 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784330  
COLEMAN RICHARD & SUSAN E  
1257 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784320  
PAUCAR ABEL & MARGOTH  
11328 ELMCROFT AVE  
NORWALK , CA 90650-0760

210784310  
MORALES HUGO  
1225 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784300  
TU HUYEN KHANH & HO ANN TRUST  
1209 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784290  
REGALA RHODA  
1193 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784280  
PARTLOW SUEZETTA F  
1177 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784270  
WILSON KATHLEEN  
1161 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784260  
HIBBARD DAVID R & KYMERLY A TRS  
1145 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784250  
VILLEGAS DANIEL R & TINA M  
1129 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784240  
GARCIA JESUS & VERONICA  
1113 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784230  
1097 DESERT GLEN LLC  
8131 E WILLETТА ST  
MESA , AZ 85207--133

210784220  
D ALESSIO ROBERT G  
3719 E THAMES CIR  
SAN TAN VALLEY , AZ 85140-0679

210784210  
SJREEJI DESERT LLC  
1413 E MEAD DR  
CHANDLER , AZ 85249-9319

210784200  
WHITE TREVOR  
1049 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3344

210783640  
BENWARE JAMES & JILL TRS  
34166 N COBBLE STONE DR  
QUEEN CREEK , AZ 85243--353

210783650  
CARLSON LINDA  
22827 S 231ST WAY  
QUEEN CREEK , AZ 85142-2885

210783880  
GONZALEZ EDY E & FLORIDALIA CO-TRS  
34187 N STONE RIDGE DR  
SAN TAN VALLEY , AZ 85143-3342

210783660  
HAUSCHILDТ PATTI  
25044 WILLOW DR  
CUSTER , SD 57730-0630

210783870  
BUER JEFF & DEBBIE REV TRUST  
34203 N STONE RIDGE DR  
SAN TAN VALLEY , AZ 85143-3342

210784030  
DURNING TAMARA SUZANNE OVIEDO & GREGORY JAMES  
1272 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784040  
P2 SUB REIT 1 BORROWER LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

210784050  
EDWARDS DWAYNE & LATOYA  
1240 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784060  
KIRK & KETA SEVERTSON LLC  
20332 E RUSSET RD  
QUEEN CREEK , AZ 85142-2772

210784070  
MEYER KEVIN  
1208 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784080  
SNOW GEORGE & SHARLEEN TRUST  
1192 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784090  
BARTH MELVIN & LUCILLA  
1890 BONN BLVD  
BISMARCK , ND 58504-4701

210784100  
BRITO JESSICA  
1160 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-8514

210784110  
BOCK NATALI FIERROS  
1144 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784120  
WOLFF PATRICIA C  
1128 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784130  
CUPERY ANNA  
1112 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210784140  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210784150  
ROWE ROBERT  
NO ADDRESS GIVEN  
, -

210784160  
LACHANCE JOHN B REV TRUST  
19429 102ND PL  
CORCORAN , MN 55374-5537

210783670  
WHIPPS CHANS  
34214 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3353

210783860  
REED RONALD RAY & FRANCES GAIL TRS  
34219 N STONE RIDGE DR  
SAN TAN VALLEY , AZ 85143-3342

210783680  
ROSENTHAL CHRISTOPHER & MANDY  
34230 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3353

210783850  
FULLER ROBERT & CARRIE  
34235 N STONE RIDGE DR  
SAN TAN VALLEY , AZ 85143-3342

210783690  
FIEDOROWICZ JOSEPH & JENNIFER HELEN  
34246 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3353

210784020  
RASMUSSEN GARY G  
1273 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210784010  
BELL MARILYN KAYE TR  
1257 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210784000  
LYONS HEATHER M & DUSTIN L  
1241 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783990  
MACCRONE KIM FAM TRUST  
1225 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143--344

210783980  
WALLACE BRITT A ETAL  
4323 N 78TH ST APT F212  
SCOTTSDALE , AZ 85251-1376

210783970  
FULLER MICHAEL B  
1193 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783960  
SALE PAUL L III  
1177 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783950  
ALVARADO JUANA  
1161 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-8514

210783940  
BINGHAM ALAN C & PEGGY  
1145 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783930  
HUFFMAN JENNIFER  
1129 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783920  
SNELL ZEENAYA & JAY  
1113 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783910  
KERKOVE ARLAND IV  
MAIL RETURN  
SAN TAN VALLEY , AZ 85143-3344

210783900  
ADAIR DAVID B  
7653 E WINDWOOD WAY  
PARKER , CO 80134-4638

210783890  
DAVIS HENRY L  
1065 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783700  
KISHPAUGH CAMERON & CASSANDRA  
34262 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3353

210783710  
PHELPS CODY & JONI  
1280 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783720  
TROMBETTA SAMI JO TRS  
1264 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783730  
BEKEMEYER KEVIN S JR  
1248 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783740  
AH4R PROPERTIES TWO LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

210783750  
SANTOS ANTONIO & SARA  
1216 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783760  
SFR ACQUISITIONS 2022 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606-6699

210783770  
BANKS DAVID  
1184 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-8514

210783780  
JPS SERVICES LLC  
PO BOX 431  
GILBERT , AZ 85299-9043

210783790  
SHELLEY JAMES  
1152 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783800  
JOHNSON PATRICIA ZUEGER  
1136 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783810  
DIXON TIMOTHY H & GERALDINE R  
MAIL RETURN

210783820  
WARRING ALYSSA  
1104 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783830  
RAMIREZ ARMANDO & BERTHA  
1088 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783840  
COYLE PAMELA A  
1072 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210784530  
SKYLINE RANCH II HOMEOWNERS ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

210781180  
SKYLINE RANCH II HOMEOWNERS ASSOCIATION  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-8504

50902002H

50994922A  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

50903002H  
EPCOR WATER AZ INC  
2355 W PINNACLE PEAK RD STE 300  
PHOENIX , AZ 85027-7128

21007005P  
CIRCLE CROSS RANCH COMMUNITY ASSOC  
1600 W BROADWAY RD STE 200  
TEMPE , AZ 85282-2113

210805850  
CIRCLE CROSS RANCH COMMUNITY ASSOC  
1600 W BROADWAY RD STE 200  
TEMPE , AZ 85282-2113

509948830  
EDWARDS KYLER J & MELISSA G  
34346 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

509948820  
LANDURKA LLC  
6701 37TH AVE NW  
SEATTLE , WA 98117-7611

210804500  
NARSI DEVIDAS & VEENA  
34376 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

210805400  
FUETNES OSCAR  
34366 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

509948840  
AH4R PROPERTIES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

210804510  
CHRISTMAN LOGAN & KARRIE  
34377 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

509948810  
WALLACE ROSS DANIEL & WALLACE ROSS D  
34375 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

210805390  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210804490  
PIERCE CHRISTOPHER & JESSICA  
34392 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

509948850  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210804410  
SFR ACQUISITIONS 1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606-6699

210804520  
THOMAS AMBER  
34393 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

210804420  
STEARNS SHANNON TRUST  
1247 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

509948800  
GLABB HAROLD L & HOLLY  
34387 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

509949000  
FKH SFR PROPCO I LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

210804430  
MAGDALENO DANIEL L & JULIANNE TRS  
1231 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210805380  
JONES DARYL BRUCE & RACHELLE GRAE  
34398 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

509949040  
SANMARCO EDUARDO JR & APRIL CHRISTINE  
1930 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509949030  
MOTTER WADE E & JOANNE L  
14756 55TH ST SE  
LEONARD , ND 58052-2950

509949010  
PROGRESS PHOENIX LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509949020  
BAJENARU RUBEN  
1890 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509949050  
HARRIS FLOYD T  
1950 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509949060  
ARELLANO JOHN VICTOR  
1970 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509949070  
KOEHN MIRIAM BETH  
1990 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

210804440  
COVERT CHRISTOPHER B  
PO BOX 40  
COLUMBIA CITY , OR 97018-8004

509949100  
ROMPALO CHRISTOPHER GEORGE & AMY JO CO-TRS  
2060 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85142--448

509949080  
BRUCE JEREMY  
2010 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509949090  
WALLS DIANNE J LIV TRUST  
2034 W WRANGLER WAY  
SAN TAN VALLEY , AZ 85144-8514

509948860  
LOWRY ROSS & MICHELLE A  
34388 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

210804450  
DAVID JEREMY L  
1199 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210804530  
ROSAS MARIO  
34409 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

509948790  
KOZLOWSKI MIECZYSLAW & JADWIGA ELIZABETH  
34399 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

210805370  
RUBALCABA BEATRIZ VILLALOBOS  
13203 CHRISTIE FALLS WAY  
LATHROP , CA 95330-0893

210804460  
SIMONS RACHEL  
1183 W DANA DR  
SAN TAN VALLEY , AZ 85143-8514

210804470  
FEDERAL HOME LOAN MORTGAGE CORPORATION  
425 PHILLIPS BLVD  
TRENTON , NJ 08618-8143

509948870  
DEMILLE BRETT & RACHEL  
34402 N LEVI CT  
QUEEN CREEK , AZ 85144-8514

210804540  
KOTZ GARY LENN II  
34425 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

210804480  
LAUFENBERG SUSAN  
1151 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

509948780  
PROGRESS RESIDENTIAL BORROWER 3 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

210805360  
INOUE CARY & CAMBRIA  
34430 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

509948950  
HODGES KRISTY KAREN LIVING TRUST  
1931 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948960  
ROBINETTE RODNEY C JR  
1911 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948940  
JONES MIKEY  
1951 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948970  
BOTTING BRAD B & DONNA L  
1891 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948930  
JOHNSON RAQUEL  
1971 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948980  
FUNAMORI BRADLEY C  
1867 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948920  
PHILLIPS JOSEPH W JR  
1991 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948990  
KLEEN JIM & MARILYN  
1843 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

210805410  
PANTERA THOMAS  
1260 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

509948910  
HORLACHER DUAIN E M SR & JENNIFER E  
2011 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

210804550  
FISCHEL RONALD & BONNIE  
34441 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

509948890  
YBARRA PEDRO P  
2061 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948900  
THOMPSON KEVIN DAVID  
2035 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144--446

509948880  
MALCOLM MARTHA  
34416 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

210805420  
DARREN DALEANN M  
1659 S HERITAGE DR  
GILBERT , AZ 85295-5484

509948770  
JOHNSON ANDREW M  
34427 N LEVI CT  
SAN TAN VALLEY , AZ 85144-8514

210805350  
GOLARTE MANUEL  
34446 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

210805430  
HENSLEY KRISTINA MARIE & EUGENE WAYNE  
1220 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210805440  
WEST JEROME  
1202 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210804560  
SHERRILL BRIAN M & KAIREE L  
25616 S 116TH ST  
CHANDLER , AZ 85249-9454

210805450  
TAFT PORSHIA MARIE & GREGORY  
1184 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210805340  
WIMBUSH QUINCY T & KIMBERLY L  
34462 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

210805460  
MULDOWNEY CRYSTAL & TRAVIS  
1166 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210804570  
RODRIGUEZ SUZANN  
34473 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

210805540  
KROCKA RICHARD A & MARIE JEAN TRS  
1269 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

210805470  
WENZEL ERIK W & SHANNA M  
1150 W DANA DR  
SAN TAN VALLEY , AZ 85143-3543

210805530  
ZIMMERMAN ROSALIE E  
1251 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

210805330  
REID RAMONE RICARDO & THALIA NICOLE  
34478 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

509948690  
WILLETTE TYLER J & CHLOE M  
1922 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948680  
GROSSMAN FELICITY  
1942 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948700  
HOLDER ROBERT W  
1900 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948670  
ALVAREZ ALVARO D  
1964 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948710  
MENDEZ JESUS J & RAMIREZ NADIA LEON  
1880 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85142-2447

210805520  
REGALADO MARTHA  
1233 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

509948660  
WENZEL CURTIS W & ERLINDA C  
1984 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948720  
ROGERS JEREMY K & LORI E  
1860 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948650  
GRANGER CLIFFORD JAMES & PATRICIA LOUISE CO-TRS  
2004 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948730  
QUICHO CHRISTINA P LIV TRUST  
1840 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-4447

509948640  
HOLZE MARCIA A  
2024 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948630  
MELENDEZ RIGOBERTO LIV TRUST  
11150 GLENOAKS BLVD #239  
PACOIMA , CA 91331-9133

210804580  
NASH KENNETH  
34489 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3543

210805510  
STAFFIERI DANIEL & BRYTANEY LIVING TRUST  
3036 S WOODROW LN  
WASHINGTON , UT 84780-0364

509948740  
KUHL KIRK K & EIDE HELEN M  
1810 W SAWTOOTH WAY  
SAN TAN VALLEY , AZ 85144-8514

509948750  
MCBRIDE HUNTER & COURTNEY  
1794 W SAWTOOTH WAY  
QUEEN CREEK , AZ 85144-8514

509948760  
SFR ACQUISITIONS 2022 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606--699

210805320  
WERKING JOHN & KIMBERLY  
34494 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

210805500  
VASQUEZ TERESA & GARCIA MARY CRUZ  
1197 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

210805490  
FKH SFR PROPCO I LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

210804590  
HARDGE JESENIA & LARRY  
34505 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210805480  
PREIKCHAT RONALD W & DIANE S  
26 HATTON CRESENT  
REGINA , SK -

21007005L  
EXTRA SPACE PROPERTIES TWO LLC  
2795 E COTTONWOOD PKWY STE 300  
SALT LAKE CITY , UT 84121-1692

210805310  
CLARK BRENTON  
34510 N RICHARDSON DR  
SAN TAN VALLEY , AZ 85143-3543

509948530  
RM1 SFR PROPCO A LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

509948520  
UEBE LLC  
1911 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85142-2446

509948540  
THOMPSON LARRY W & MARCHELLE A  
1945 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948510  
BALL JENNIFER  
1895 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948550  
GOSS ADAM DEAN  
1961 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948500  
MCCANDLESS TERRY J & BRENDA J LIV TRUST  
1879 W HALF MOON CIR  
QUEEN CREEK , AZ 85144-8514

509948560  
1979 W HALF MOON CIR LLC  
976 SANTA ESTELLA  
SOLANA BEACH , CA 92075-5152

509948490  
CROWL DOUGLAS & HEATHER  
1861 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210804600  
SHELLEY SCOTT M & HEAVENLY V  
34521 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

509948480  
OBERLANDER DENNIS A  
1843 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948570  
DARE MARSHA K  
1995 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948580  
VALLES CYNTHIA D  
22346 E MUNOZ CT  
QUEEN CREEK , AZ 85142-2598

210805550  
IRIGOYEN PALOMA  
1260 W LOVE RD  
SAN TAN VALLEY , AZ 85143-8514

509948470  
STEINHEISER LISA  
1813 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948590  
SCHULTE WENDY R  
2029 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948460  
OLVERA FRANCISCO  
1797 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210805560  
STEWART DAWN  
1236 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

509948450  
EAST RENTAL MANAGEMENT LLC  
502 W PONCHO LN  
SAN TAN VALLEY , AZ 85143-3414

509948440  
HERNANDEZ DAVID  
1761 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948410  
GALVAN GREGG D & DESIREA L  
1695 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948430  
REID THOMAS S & DEBRA R REV LIV TRUST  
1603 18TH AVE NW  
MINOT , ND 58703--110

210805570  
DAVIS H BUCHANAN & ARIANN  
1214 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

210804610  
NEPRILY RONALD  
34537 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

509948420  
SULLIVAN ELLEN  
1717 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210805260  
ROMANO GREGORY A & NICOLE A  
1377 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805270  
MORRIS BENJAMIN LEGRAND AND ALEXIS  
1359 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805580  
BUNCH JOSHUA R & CHARLOTTE M  
1194 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

509948400  
MAURER ZACH  
700 CORPORATE CENTER DR APT 423  
RALEIGH , NC 27607-7507

210805280  
VAZQUEZ JORGE  
1341 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805290  
MILLS LORRIE  
1323 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805250  
GORAYA MOHAMMED PERVAIZ & SAFOORA  
1399 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805300  
DWF VI ATLAS SFR - AZ LLC  
970 YUMA ST  
DENVER , CO 80204-4383

210805590  
FREDETTE MITCHELL  
1176 W LOVE RD  
SAN TAN VALLEY , AZ 85143--544

210804620  
HIGGINS BRYANT W TRS  
34553 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210805600  
NORMAN BROOKE L ETAL TRS  
1160 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3544

210805660  
WEIGE SHAWN & JENNIFER  
909 16TH AVE SE  
MINOT , ND 58701-1677

509948390  
KRUKOW KEVIN  
34537 N SABRE DR  
SAN TAN VALLEY , AZ 85144-8514

210805240  
BALDWIN KEVIN R  
34542 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

210805650  
FKH SFR PROPCO I LP  
600 GALLERIA PKWY SE STE 300  
ATLANTA , GA 30339-9599

509948260  
SCHMITZ BONITA J & RICHARD  
34597 MT HIGHWAY 35 LOT 27  
POLSON , MT 59860-0685

509948270  
SABO CELINE M  
1896 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948250  
LYVERE SUSAN  
1932 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948280  
PETERS JANICE K  
1880 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85142-2446

509948240  
PINO SILVIA LATICIA  
1950 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948290  
RYCRAFT CHERIE L  
1862 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948300  
PROGRESS PHOENIX LLC  
PO BOX 6643  
SCOTTSDALE , AZ 85261-1664

509948230  
CONN PANDA LEE  
1968 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210804630  
CHAPLIN JASON ALLEN & BETH ANN  
34569 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210805640  
CUNNINGHAM GAIL R & AARON M  
1245 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

509948310  
BULLOCK HARRY  
401 CASTLEVIEW RIDGE ESTATES BOX 1725  
PINCHER CREEK , AB -

509948220  
MORRISON KATHLEEN S LIV TRUST  
1986 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85142-2446

509948320  
1796 HALF MOON LLC  
2658 E ELMWOOD ST  
MESA , AZ 85213-3603

509948210  
ANDERSON JEREMY & CONNIE  
20960 BUFFALO RD  
STURGIS , SD 57785-5283

509948330  
CONGIUSTI GUNNAR B ANGELO  
1778 W HALF MOON CIR  
QUEEN CREEK , AZ 85144-8514

210805230  
ROPER CHRISTOPHER & JESSICA  
34562 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

210805630  
RUAN ALBA  
1235 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

509948340  
OSBORN ARTHUR D & KRISTINE  
1760 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948200  
DAVIS MIKE E & BRENDA J  
2022 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85142-2446

509948350  
WALDEN STEVEN J  
1744 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948380  
NEISIUS JASON & GINA  
34557 N SABRE DR  
SAN TAN VALLEY , AZ 85144-8514

210804640  
MILLER TODD  
34585 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210805620  
DELEON MATTHEW  
1205 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

509948360  
HORN SAMUEL ERIK JR  
1726 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948370  
VAN PELT KOLTON & BONGIORNO GIANNA  
1710 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210805610  
HOLLAND PARKER ADAM  
1183 W BUSA DR  
SAN TAN VALLEY , AZ 85143--545

210805670  
MATTES GLORIA A  
1362 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

50903002G  
CRAVATH WHOLE LIFE COMMUNITIES LLC  
9290 E THOMPSON PEAK PKWY UNIT 243  
SCOTTSDALE , AZ 85255-5451

210805680  
MCCOLL SCOTT JOSEPH TRUST  
1855 E SOUTHERN AVE STE 112  
MESA , AZ 85204-4522

210805220  
PACHECO ISRAEL & ROSIE MARIE TRS  
34582 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

210805690  
COBURN FREDERICK B & PAMELA J  
1322 W BUSA DR  
SAN TAN VALLEY , AZ 85143--546

509948070  
CBAR ASSET COMPANY LLC  
401 CONGRESS AVE FL 33  
AUSTIN , TX 78701-1379

509948060  
RSTK PHOENIX OWNER 1 LP  
717 N HARWOOD ST STE 2800  
DALLAS , TX 75201-1652

509948080  
LAFONTSEE MICHAEL  
1929 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210804650  
KAY JAMES & MICHELLE  
34601 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

509948050  
SIMANTON JOHN M & AMBER J  
1887 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948040  
BOYD JOHN C & ILENE TRS  
1871 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948090  
GAU JAMES  
17943 CALLE BARCELONA  
ROWLAND HEIGHTS , CA 91748-8250

509948030  
GOLL JERRY E TRUST  
1857 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948100  
HATCH SHELDON  
1957 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948020  
PROGRESS RESIDENTIAL BORROWER 6 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947890  
MALONE JODY  
1613 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948010  
KNEIP ANDREW & JACQUELINE  
1825 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948110  
JOHNSON GLENDA LANDERO TRUST  
PO BOX 595  
QUEEN CREEK , AZ 85142-2181

210805700  
EVANS THELMA JEAN NICOLE  
1264 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3545

509948000  
MANZUTTO CODY  
1811 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805210  
GRUNDEN WALEED H & TERESA B  
34602 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509947990  
MARGASAHAYAM VINO O  
856 DEDERICK CT  
SAN JOSE , CA 95125-5630

509948120  
BORTH AMY LEE  
1985 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947900  
DAHL CHRISTOPHER S & KIM E  
21227 S 229TH WAY  
QUEEN CREEK , AZ 85142-2282

509947980  
LOPICCIO VITTO  
1781 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805710  
TRURAN BRADLEY & DANIELLE  
1246 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3545

509948130  
BARTHOLEMEW CHERYL  
2001 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947970  
KARIUKI JANE  
MAIL RETURN

210804660  
FRYREAR KEVIN J & ROSALINDA LIV TRUST  
34617 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

509947960  
BAILLE MCENROE & BAILLE LOUISE  
1749 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144--448

509947950  
MAASJO MARLYN V REV LIV TRUST  
4643 127TH AVE SE  
FINGAL , ND 58031-1976

210805720  
DWF VI ATLAS SFR-AZ LLC  
970 YUMA ST  
DENVER , CO 80204-4383

509947910  
BORDELON TAYLOR HOLTE & BRANDI LORINE  
1647 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947940  
RESIDENTIAL HOME BUYER PHOENIX LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947920  
PROGRESS RESIDENTIAL BORROWER 13 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947930  
STAPLETON JESSE  
1681 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805840  
CHIBAMBO CHATONDA & SUZEN  
1359 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805200  
KJA CAPITAL LLC  
907 W SPUR AVE  
GILBERT , AZ 85233-3623

210805830  
HAYMORE LARRY DEAN & RACHEL  
1341 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805730  
ANTONETTY ANDREW & AMBER  
1212 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3545

210805820  
VILLAS KEITH D & JORGIA  
1323 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805740  
MCGHAN DAVID O FAM TRUST  
1196 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3545

210804670  
SUBIA ROME SHANE & IVONNE  
34633 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210805750  
MCLAIN WILLIAM D & MARY A  
MAIL RETURN  
,

210805810  
AGUIRRE ROGELIO & LAURA  
1277 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805190  
SANCHEZ JOSE R  
4350 BURGESS DR  
SACRAMENTO , CA 95838-8490

210805800  
SHAY MINK MICKEY  
1263 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947700  
FUENTES JESUS ALOSNO GUERRERO  
1908 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947690  
PROGRESS RESIDENTIAL BORROWER 6 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947710  
BABB EUGENE  
1892 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947720  
CACHO JUSTIN XAVIER  
1876 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947680  
ERICKSON DOUGLAS W  
1940 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947730  
GREEK IRAIS  
1860 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

50994922B  
CRAVATH WHOLE LIFE COMMUNITIES LLC  
9290 E THOMPSON PEAK PKWY #243  
SCOTTSDALE , AZ 85255-5450

509947670  
AVILA RICARDO  
1958 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947740  
KUNDE JULIE M & CHRISTOPHER C  
1844 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210804680  
HILDERMAN MURRAY & PAT  
PO BOX 1085  
FORT QU'APPELLE , SK -

210805790  
SPERRY RANDY & MICHELLE  
1245 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947660  
LIPTAKOVA EMILIA  
1976 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947750  
ESCOBAR ONORE JAVIER PADILLA  
1814 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85142-2448

509947760  
BAHENA NANCY Y  
1796 W GOLD MINE WAY  
QUEEN CREEK , AZ 85144-8514

210805180  
ACUNA SOCORRO LIVING TRUST  
34662 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509947650  
BENITEZ JOSE J ORTIZ & MARTINEZ MEILING DESIREE GARCIA  
1994 W GOLD MINE WAY  
QUEEN CREEK , AZ 85144-8514

210805780  
VAN DE GRAAFF KENNETH J & JANALYN M  
1227 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947770  
COLLAZO JOSE RIVERA & ESCOBAR CLAUDIA  
1782 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947780  
GREER AMBER LEIGH & DALLIN KENNETH  
1766 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805770  
ANDERSON MIKE P & TERESA  
1209 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947790  
WRIGHT ERMA L  
1750 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947880  
PALACIOS JOSHUA F  
1604 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947870  
PULIDO HILARIO  
1624 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947800  
MARTINEZ PEGGY & FRANCISCO LUIS  
1734 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947860  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210805760  
SHELSTAD JERRY A & PATRICIA G FAM TRUST 1  
1191 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947850  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509947810  
LUNN ROBERT & CHERIE FAM TRUST  
1718 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-4448

509947840  
EICHENOLD ALEXIA  
1672 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947820  
STAR 2022-SFR3 BORROWER LP  
591 W PUTNAM AVE  
GREENWICH , CT 06830-0600

509947830  
DECKER BARRY L  
1688 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210804690  
BUTLER MAURICE ORLANDO JR  
34665 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210804810  
BALISTERERI ANTONINA  
1326 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210804800  
BERGQUIST DONN W  
6988 S CLEVELAND RD  
LAKE NEBAGAMON , WI 54849-9913

509947030  
SEVILLA FERNANDO ANTONIO SUAREZ & SUAREZ GRACIELA  
1913 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947040  
MANS JEFFERY M & LISA A CO-TRS  
2730 E FLOWER CT  
GILBERT , AZ 85298-8575

509947020  
CRANE SPENCER D  
1899 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-4444

210804790  
BOLING ABRAHAM I & COUCH-BOILING ROSHENA N TRS  
1288 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947010  
SOTO NATALIE  
1885 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947050  
FLEMING-HUDSON CERRA R  
1937 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947000  
GARCIA FRANCISCO ALEJANDRO  
1871 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946990  
RAYMER DAVID P & JESSICA L  
1857 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947060  
DELEON RAFAEL  
1949 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210804700  
GRANT COLTON & JENNA  
34681 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

509946980  
MONTIEL THERESA A & JUAN A  
1843 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210804780  
JESSEN JOEL & REBECCA  
MAIL RETURN

509947070  
QUEZADA NATHAN R  
4031 E BETSY CT  
GILBERT , AZ 85296-6960

509946970  
RICO RODOLFO GONZALEZ  
721 E 26TH ST  
YUMA , AZ 85365-5283

509946960  
SANDOVAL CAMILA  
1805 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210804770  
HUGHES SHAUNDA & SAVANNAH DIOS  
1250 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509946950  
BOYKIN MICHAEL C & RADINE  
1791 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946940  
PULIDO LUPE  
1783 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210805170  
AGUIRRE JOSE A JR  
34700 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509946930  
KNIGHT GUILLERMINA A  
1769 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946800  
FORD CATHERINE & MICHAEL  
1567 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946810  
DEPRISCO PATRICK LOUIS II  
1581 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946820  
VOGT BRIAN A & JUNG-MI TRS  
22 LINDENWOOD LN  
LITTLETON , CO 80127-7262

210804760  
AZ LEGACY LLC  
4433 E CORTEZ ST  
PHOENIX , AZ 85028-8231

509946830  
QUINN RICHARD R REV LIV TRUST  
1613 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946920  
CSH PROPERTY ONE LLC  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509946840  
SFR JV-2 2024-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0733

509946850  
GALL MARY CELESTE  
1641 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946910  
BROWN BRITTANY A & ZARCO SINAHI  
1739 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946860  
WELCH ADAM R  
1659 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946900  
GRITTINI LISA & TRBOVICH JAMES NICK  
1725 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946870  
CASTANEDA ROMUALDA BERNAL  
1673 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946890  
ANGELES YANIL M  
1707 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946880  
KUHSTOSS RANDY C & NICHOLE PAIGE  
1687 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210804750  
JABERI FARZAN  
1218 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210804820  
MILTON EVON P  
1351 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509946790  
DOCHICK TIFFANY LIVING TRUST  
566 BLOOMFIELD PL  
CAMARILLO , CA 93012-2786

210804710  
MARKS DERRICK  
34697 N VIDLAK DR  
SAN TAN VALLEY , AZ 85143-3544

210804830  
DEWITT JOSEPH LANDON & RYLEE JEAN  
747 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3540

210805160  
CRUZ MARIO A  
34718 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

210804740  
WEST GASCON ROAD PROPERTIES II LLC  
3515 S MARION WAY  
CHANDLER , AZ 85286-6264

210804840  
SHOPE CHERYL A  
762 PRINCE CIR  
HUMMELSTOWN , PA 17036-6914

210804850  
MONGANE MAROYI R  
3246 E FAIRVIEW ST  
GILBERT , AZ 85295-5761

210804730  
MOORE LOIS  
1188 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509946780  
DUDA DEBRA L  
34707 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210804860  
HERMAN TACE  
1303 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

210805150  
WHITTLE HAROLD DAY REV LIV TRUST  
1549 E SCENIC SUNRISE DR  
WASHINGTON , UT 84780-0229

210804720  
LARA ALICIA MARIE & STEVEN DAVID  
1174 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

509947160  
WOOD DERRICK  
1900 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947360  
MONCADA ROCKY R  
34708 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509947150  
DWF VI ATLAS SFR-AZ LLC  
970 YUMA ST  
DENVER , CO 80204-4383

509947170  
JARED & AMY LEE FAMILY PROPERTIES LLC  
2262 E JADE CT  
CHANDLER , AZ 85286--160

509947180  
D AMBROSIO MICHAEL  
1872 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947140  
WAGNER NICOLE BRIA  
1930 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947190  
TESS MATTHEW C  
1858 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946770  
DAWN LARA KEMPTON  
34723 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509947130  
GOERNDT JASON H  
1948 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947200  
LINK GARY & LAURA  
13808 E MORGAN DR  
GILBERT , AZ 85295-5520

210804870  
ROMERO LEOPOLDO  
1291 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947210  
HOUSENGA-PALMAIOLI MOLLY & PALMAIOLI BRYAN JR  
1812 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947220  
CURRY FREDDY & ANGELA TRS  
4482 E ASPEN WAY  
GILBERT , AZ 85234-4762

509947230  
FOWLER RHONDA J  
1784 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210805140  
MENDEZ JOSHUA & ALISHA  
34754 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509947240  
IRWIN DOMINICA  
1770 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947350  
LAYTON TARA & MICHAEL  
631 N GOLD DR  
APACHE JUNCTION , AZ 85120-0385

509947370  
FERNANDEZ IVAN & VERENICE  
34730 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509947250  
PROGRESS RESIDENTIAL BORROWER 5 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

210804880  
WALLER BRANDON  
1281 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947340  
NIU LUISA ELEANORE  
1624 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947330  
SMITH NATHANIEL E JR & SHELIA GIBSON  
1638 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947260  
GREEN LLOYD & MARGARET  
1740 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946760  
PALOMINO JOSE HUMBERTO GALVEZ  
34735 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210804890  
ENGSTROM BRET JORDAN & ELISABETH HEINECKE  
1269 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947320  
2018-3 IH BORROWER LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509947270  
PORTER CLAYTON FAMILY TRUST  
1728 W PROSPECTOR WAY  
QUEEN CREEK , AZ 85144-8514

509947310  
MAXWELL TERESA M  
1668 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947280  
CLARE SAYER  
1712 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947290  
SLINGBAUM CELESTE THERESA & FELICIEN  
1696 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947300  
OLYMPUS BORROWER 1 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

210804980  
BROCKWAY LINDA M  
1366 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

210804970  
B T U BOILER SERVICES LTD  
1144 NEWCASTLE RD  
DRUMHELLER , AB -

210804960  
TYLER BRIAN & CORI JANE  
1336 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143--544

210805130  
HARMON NATALIE  
34772 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509946750  
BETHEL STEVEN G & LYNNA E TRS  
1649 E BERETTA PL  
CHANDLER , AZ 85286-6115

509947380  
BRANDON RENTALS INC  
2850 E BELLERIVE DR  
GILBERT , AZ 85298-8100

210804950  
CAH 2014-1 BORROWER LLC  
1320 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-8514

210804900  
METZ CHAD R & KATIE M  
1257 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947610  
CONWAY ASHLEE  
1925 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947600  
BROWN ANDREW  
1897 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

210804940  
RIVERA ROSA  
1304 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947590  
BEAZER PRE-OWNED HOMES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

509947580  
TICKNOR MICHELLE & GERALD T  
1871 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947570  
HALPERIN BRETT BENJAMIN & SANDRA VANESSA  
1857 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947560  
FISCAL CARLOS G  
1845 APPALOOSA WAY W  
SAN TAN VALLEY , AZ 85144-8514

509947550  
CASTANEDA ADAN BERNAL  
1813 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946740  
CAMPOS BRENDA  
34759 N OPEN RANGE DR  
QUEEN CREEK , AZ 85144-8514

509947540  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210805120  
ANOR THEOPHILUS & ANTOINETTE  
34790 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509947530  
STARK WILLIE T  
MAIL RETURN

509947520  
RUSH ERIC V & CYRENA J  
1775 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

210804930  
DE LA ROSA ISMAEL & FRANCES  
1288 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509947510  
GUTIERREZ JOSE M  
MAIL RETURN

509947390  
BRILLIANT DAVID ALAN & HOULE-BRILLIANT JEANNE LIV TR  
1725 SARAFINA DR  
PRESCOTT , AZ 86301-1783

509947400  
WARD SAMUEL & WOOLDRIDGE RYAN  
1601 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947500  
MANAGED PROPERTIES LLC  
1151 E RELIANT ST  
GILBERT , AZ 85298-8062

509947410  
OWENS DEBRA JOYCE  
1615 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947420  
MILBY TYLER & DEVON  
1629 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-4441

509947490  
BEAZER PRE-OWNED HOMES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

509947430  
POWELL DOUGLAS M  
1643 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947480  
REEDS RENTAL PROPERTIES LLC  
39749 N CREEKSIDE RD  
SAN TAN VALLEY , AZ 85140-0813

509947440  
TORRES JOSE R & SUSAN LYNN  
1659 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947470  
BENAVIDES DILLON JOSEPH & RACHEL RAYLENE  
1703 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947460  
KLINE BROCK  
1687 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947450  
CSH PROPERTY ONE LLC  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

210804990  
BARANOWSKI HEIDI & ETHAN  
1367 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

210805000  
O HERRON ERIK  
1353 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-8514

509946730  
OLVERA YESSICA ZARRAGA  
629 N MESA DR APT 44  
MESA , AZ 85201-1512

210804920  
OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD STE 1600  
TEMPE , AZ 85288-8097

210805110  
LAMBECK ADAM & NICOLE  
34808 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

210805010  
CAPPELLINO CHRISTINE  
1339 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-8514

210805020  
LOUIS MICHEL & BEATA  
1327 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

509946720  
DWF VI ATLAS SFR AZ LLC  
970 YUMA ST  
DENVER , CO 80204-4383

210804910  
COSTLEY GAVIN  
10315 N 144TH DR  
WADDELL , AZ 85355-5969

210805030  
ENGSTROM CONNIE L & WILEY KANE  
1315 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

509946710  
ROBERTSON STEVE MICHAEL  
34805 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210805040  
FARRAR CONNOR  
18502 E BRAEBURN LN  
QUEEN CREEK , AZ 85142-2364

509946540  
BENEFIELD LINDSAY  
1868 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946550  
JOHNSON FAMILY HOLDING COMPANY LLC  
306 ROCKVALLEY LN NW  
CEDAR RAPIDS , IA 52405-5316

509946560  
BABB EUGENE  
1842 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946700  
ANGSTEN ROBYN E  
3601 N MINNESOTA AVE  
FLORENCE , AZ 85132-2850

509946690  
MULIHAN TAMMY  
1588 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946570  
GRAY JUSTIN R & YAZMIN R  
1758 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-4442

509946680  
AVILA ESTEBAN GARCIA TRUST  
162 E PATTON AVE  
COOLIDGE , AZ 85128-8375

509946670  
LPF BLVD PHOENIX LLC  
1887 WHITNEY MESA DR #3380  
HENDERSON , NV 89014-4206

509946580  
SELBY AMY  
1742 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144--442

509946660  
REYES URIEL CASAS  
1630 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946590  
NEWMAN JESSICA L  
MAIL RETURN

509946650  
NAPIER JACOB & ALEXANDRIA M  
1644 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946600  
MORNING SUN APPALOOSA LLC  
24520 S 211TH PL  
QUEEN CREEK , AZ 85142-2543

509946640  
SCZRUBA LYNNE & JOHN A  
1658 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509946610  
2024-1 IH BORROWER LP  
5420 LYNDON B JOHNSON FWY STE 600  
DALLAS , TX 75240-0623

509946630  
PEREZ MARICELA OJEDA  
9309 ROAD 244 # A  
TERRA BELLA , CA 93270-0920

509946620  
DUTSON LEHI BYGNAL  
1680 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

210805050  
MORALES EDUARDO O  
1301 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

210805100  
1374 W HOLSTEIN TRL LLC  
976 SANTA ESTELLA  
SOLANA BEACH , CA 92075-5152

210805090  
MCAFEE DONALD J & ALICE L  
1358 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-8514

210805080  
JENSEN GEORGANNE  
1340 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

509945940  
VALLEY OOP LLC  
7600 E DOUBLETREE RANCH RD STE 100  
SCOTTSDALE , AZ 85258-8213

509945950  
VICKREY DONALD G  
10318 E LAMBERT DR  
SUN LAKES , AZ 85248-8761

509946080  
MOOTE JARED THOMAS & AUBREE  
1771 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-4442

509945960  
FARIAS JOSE HERNANDEZ & GUERRERO BEATRIZ A MIRELES  
1597 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945970  
BEAZER PRE-OWNED HOMES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

509946070  
MOODY TRESSA & DOUGLAS M  
678 COUNTRY CLB  
STANSBURY PARK , UT 84074-4960

509945980  
PETERSON DUSTIN ROBERT & ANGIE KAY  
21119 E POCO CALLE  
QUEEN CREEK , AZ 85142-8514

509946060

509945990  
LIMON MARIA I  
1637 W QUICK DRAW WAY  
QUEEN CREEK , AZ 85144-8514

509946050  
RACKLEY GARY W  
1725 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509946000  
ARP 2014-1 BORROWER LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

509946040  
FARNSWORTH ROBERT  
1711 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509946010  
COOLEY GREGORY DEAN & KERA LYN  
1667 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509946020  
OSORIO DORIS  
1681 W QUICK DRAW WAY  
QUEEN CREEK , AZ 85144-8514

509946030  
UNDERHILL MICHAEL  
1695 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

210805070  
FISCHER ERIC & ANGELA  
1322 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

509945930  
LARSON KALEB  
34867 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210805060  
DAVIDSON KEITH  
1304 W HOLSTEIN TRL  
SAN TAN VALLEY , AZ 85143-3544

509945920  
BEAZER PRE-OWNED HOMES LLC  
23975 PARK SORRENTO STE 300  
CALABASAS , CA 91302-2401

509945910  
PROGRESS RESIDENTIAL BORROWER 17 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509945890  
BOXTON TARYLL  
1584 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945880  
HECKROTE DON W & CHAU TAMMY H  
320 N COBBLESTONE ST  
GILBERT , AZ 85234-4605

509945760  
COURTNEY JUSTIN L & AMANDA J  
1766 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85142-2440

509945870  
SCHIERHOLD DAVID CHRISTIAN  
1612 W QUICK DRAW WAY  
QUEEN CREEK , AZ 85144-8514

509945770  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509945860  
WOLFSEN ROBERT DUANE & PATRICIA LYNN  
1626 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945780  
BANYAI STEVIE BREANNE & KEVIN MICHAEL  
1738 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945850  
AGUILAR ADRIANA  
1640 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945790  
LOZANO MANUEL E VENEGAS  
1724 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945840  
STEVENSON CARY L  
PO BOX 305  
BIG ROCK , IL 60511-6051

509945800  
SRAM PACK I-D LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN , TX 78746-6105

509945830  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509945810  
BROWN ADAM JR  
1696 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945820  
NELSON CHRIS S & HEATHER A  
1682 W QUICK DRAW WAY  
SAN TAN VALLEY , AZ 85144-8514

509945900  
MACIAS MELESIO & GUADALUPE  
34909 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509981580  
CHEN JINXIU & LIN XUEQIU  
34929 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509981590  
DROLL ROGER J TRS  
34941 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509981570  
BLOOM STEVEN FREDERICK & JERILENE KAY CO-TRS  
1581 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509981560  
CMS DAZZO AZ LLC  
1883 W ROYAL HUNTE DR STE 200  
CEDAR CITY , UT 84720-0408

509981550  
CMS DAZZO AZ LLC  
1883 W ROYAL HUNTE DR STE 200  
CEDAR CITY , UT 84720-0408

509981540  
VAZQUEZ SHERENE & EDWIN  
1627 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509981530  
HIRONAKA CANDICE  
1643 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509981520  
GARCIA ALEJANDRO  
1659 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509981500  
CHAPMAN TYLER  
1691 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509981510  
TERWILLEGAR SEAN & TIFFANY  
1675 W DESERT SPRING WAY  
SAN TAN VALLEY , AZ 85144-8514

509029370  
FRANK ANTHONY  
1928 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029360  
SWAIN MELVIN JR TRUSTEE  
1948 W OLIVIA DR  
SAN TAN VALLEY , AZ 85142-2121

509029350  
GIANG HOAN VO NGOC SUONG  
1964 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029340  
DOMPIER DANIEL & MEGAN  
1982 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029330  
PALACIOS FRANCISCO E & KIMBERLY D  
2000 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029320  
BABB WILLIAM A  
2018 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029310

PERKINS KATELYN ALICIA  
2033 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029300

GOIT DANIEL & STEPHANY  
2054 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029380

COHILL GARIN R & SHELLY M TRS  
1901 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029390

FREEMAN AUSTIN  
1913 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029400

RYAN INVESTMENTS LLC  
21953 E MAYA RD  
QUEEN CREEK , AZ 85142-2458

509029410

SMITH DOUGLAS L & PEGGY A REV LIV TRUST  
765 MOUNT JULIAN ST  
LAS VEGAS , NV 89110-0405

509029420

SIMMONS CARA M  
1963 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029430

COMBS LOUIS G JR & ANGELA M  
1981 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029440

WHITEAKER GARY  
1999 W OLIVIA DR  
SAN TAN VALLEY , AZ 85142-2121

509029450

GOEDEN HUNTER & JULIA A  
2015 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509029460

PERKINS KATELYN ALICIA  
2033 W OLIVIA DR  
SAN TAN VALLEY , AZ 85144-8514

509949550

DUNCAN KEVIN & RAMONA  
1437 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949230

GERARD LAURI R & TOBIAS T  
34171 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949240

NELSON ELAINA M  
34163 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949250

JOINER PHILIP & MADISON  
34151 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949260

MCGUIRK MICHAEL J  
34143 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949270

VEGA MARISSA D  
34131 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949280

KAZMIEROWSKI LYNN MATTHEW & CHRISTINA A  
34115 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949290

MOYER BRITTANY M TR  
34097 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949300

SPLICHAL TIMOTHY SCOTT & LISA KAY  
34075 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949310  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509949320  
BOWLES HUNTER  
34039 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949330  
MITCHELL TYLER  
34031 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949340  
BURNETT JEFFREY JAY & CHRISTINE DARLENE  
34029 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949350  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509949360  
GILLON MATTHEW DAVID & LINDSAY LORRAINE  
34019 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949370  
SCHMIDT JASON RAY  
21191 E TIERRA GRANDE DR  
QUEEN CREEK , AZ 85142-2676

509949380  
DONAHUE WILLIAM ROBERT JR & CANDICE CHRISTINE  
34009 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949390  
34005 N CASEY LN LLC  
7650 S MCCLINTOCK DR STE 103 B357  
TEMPE , AZ 85284-4167

509949400  
VILLAGOMEZ GRECIA E  
34001 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949410  
SEVILLE RENTAL LLC  
18521 E QUEEN CREEK RD STE 105-120  
QUEEN CREEK , AZ 85142-2582

509949420  
MENDOZA LUIS & STEPHANIE  
33991 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949430  
SANTOYA PABLO  
1409 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949440  
FLORES REANNA & SAENZ GUSTAVO M AVILES  
1413 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949450  
MOCK JESSE & RACHEL MARIE  
1516 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949460  
HOYER DAVID W & JOYCE A  
1532 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949470  
GONZALEZ RONALD SCOTT  
1550 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949540  
GREWE DEBORAH & DENNIS ALLEN  
1453 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949530  
KLEMM STEVEN D  
1469 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949520  
RAMOS RICARDO L  
1485 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949510  
BLETH S GALE & DAMON  
1503 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949500  
STONE GREGORY C  
1521 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949490  
HOANG LISA V  
1539 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509949480  
DEISEM HARLEY A III & KRISTINE M  
1555 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509930410  
COATES WILLIAM & JENNIFER  
2 BLACKBURN  
TRABUCO CANYON , CA 92679-9341

509930400  
LORENC STEVEN R & SOANA K  
2000 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930430  
AGUILERA GILBERT E & VERONICA L  
1948 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930420  
HENSON THOMAS VICTOR & VERONICA ANN  
1964 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930390  
KILMER JOHN JR & BRIANA  
2018 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930380  
BROWN DAVID & MICHELLE  
2036 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930440  
MATERA KRISTIN M  
1936 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930450  
STANISZEWSKI DOUGLAS S & BARBARA A TRS  
34135 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509931160  
OTERO JESSIE & LAURIE  
8180 WYNSTONE DR  
WINDSOR , CO 80550-0805

509931120  
LAGMAN MICHAEL G & FRANCESCA B  
34047 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509931130  
DUBOIS ERIC & BEATRICE  
34035 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509931140  
JONES KEVIN M & CHRISTIE L  
34019 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509931150  
CARTER CYNTHIA M & JERRY W  
34003 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509931170  
AMDAL LARRY RAYMOND & VICKY LYNNE FAM TR  
33973 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509930480  
HUBBARD BRITTANY C & HOTTENROTH JAMES C  
34091 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509930470  
PONCE ALEX J & CERNA NOELIA  
34105 N CLARK ST  
SAN TAN VALLEY , AZ 85144-8514

509930460  
WITT BEVERLY A & BARRY A  
34121 N CLARK ST  
SAN TAN VALLEY , AZ 85144-4152

509930780  
KOLETZKY KEITH A & RENEE C  
MAIL RETURN

509930490  
AUTEN WILLIAM EARL III LIV TRUST  
1945 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930500  
EDWARDS LASCELLES  
1963 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930510  
DAME BRANDON J & AMY L  
1979 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930520  
BULLARD JORDAN & ALICIA  
1997 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930530  
YOUNG GREGORY A & MIRIAM G  
2013 W MADISEN MARIE AVE  
SAN TAN VALLEY , AZ 85144-8514

509930540  
OVERSTREET JACQUELINE  
2029 W MADISEN MARIE AVE  
QUEEN CREEK , AZ 85144-8514

509930790  
HOUSTON DEREK  
1950 W LARISSA LN  
SAN TAN VALLEY , AZ 85144-8514

509930770  
HADEN DANIEL C  
1982 W LARISSA LN  
SAN TAN VALLEY , AZ 85144-8514

509930760  
MO JIANYONG & LI JUAN  
MAIL RETURN

509930750  
MURPHY MACKENZIE JAMES & CHLOE  
2016 W LARISSA LN  
SAN TAN VALLEY , AZ 85144-8514

509930800  
COLLINS JOANNE  
1947 W LARISSA LN  
SAN TAN VALLEY , AZ 85144-8514

509930810  
SACDALAN MARC LOUIE I & MARY JANE  
1965 W LARISSA LN  
QUEEN CREEK , AZ 85144-8514

509930820  
YOUNG SOLOMONE T & DORIS M  
1987 W LARISSA LN  
SAN TAN VALLEY , AZ 85144-8514

509931580  
VELEZ DIEGO SALCEDO  
1630 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931460  
CLARK MARK D  
34239 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931470  
GRIFFITTS RYAN VINCENT & SHELBY PAIGE  
34285 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931480  
ROBINSON GERGEN C  
34329 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931490  
ELENESKI TERRI L & ROBERT J  
34385 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931560  
NELSON STEVEN D  
MAIL RETURN

509931550  
MCENNERNEY PATRICK & PATRICIA  
1649 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931540  
RAMEY BRIAN & SAMANTHA  
1667 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931530  
RENDEK GREGORY  
1683 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931520  
WHITTEN WARREN A  
1699 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931510  
KAZMIEROWSKI JOSEPH M & JENNIFER L  
1715 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931500  
RUDY JASON & LEIGHANN FAM TRUST  
1727 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931570  
SEITZ JL LIVING TRUST  
1614 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931660  
ZUPKO RYAN J  
1728 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931590  
WOOD KELLIE P  
1642 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931600  
WEBER ALLISON T  
1656 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

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BONENBERGER NIKO CADE  
1668 W HARRIS AVE  
SAN TAN VALLEY , AZ 85142-2148

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DO LANDEN Z & ENGLAND SYDNEY B  
1680 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

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BATTEY KENNETH & BETTY  
1694 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931640  
MENSAH KWASI KONADU  
1706 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931650  
GOODMAN ROCK T & DEBBIE  
1720 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931760  
LEULUAI TELESOMA & AUNESE-LEULUAI ARIETA PATRICI.  
1595 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931790  
DONNELL JOHN & KRISTI  
7373 E US HIGHWAY 60 LOT 249  
GOLD CANYON , AZ 85118-8740

509931730  
TABELLO HANI & MELISSA  
1934 BERKSHIRE DR  
FULLERTON , CA 92833-3481

509931720  
JVM RENTAL LLC  
1647 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

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MABRY PERNELL FRANKLIN SR  
1659 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

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CARRILLO ZACHARY T & DAVIDSON AYSIA A  
1673 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

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STUTSMAN BRIAN G & HEATHER N  
1687 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931670  
FORRISTAL JUSTIN D  
1713 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931780  
VOSBURGH MATTHEW & CRISTIN  
34044 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931770  
OLVERADE-INSUNZA ELENA MARIA  
1583 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931750  
VALLEDOR CHRISTOPHER MICHAEL & CRISANNA RAE  
1607 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509931740  
TABELLO OMAR S  
5541 ROCKLEDGE DR  
BUENA PARK , CA 90621-1162

509931680  
TOOMBS CHRISTINA RAYNEA  
1697 W HARRIS AVE  
SAN TAN VALLEY , AZ 85142-2149

509931890  
ZAVALA CARLOS  
1714 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931800  
ACEVENDO SYLVIA S  
1566 W GORDON ST  
QUEEN CREEK , AZ 85144-8514

509931810  
PLUMMER CODY A & GABRIELA  
1584 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931820  
SCHARICH JUSTIN W & HOPE J  
1598 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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WISSEL BJORN HOLGER  
1616 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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FRAZIER SCOTT W & CARRANZA EVA M  
1632 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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BOUIE ANGEL P & KENDRICK S  
1648 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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OLIVAREZ MIGUEL T  
1666 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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JENSEN ANDREW RALPH & TRACY ANN  
1682 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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HENDERSON MERLISHA TYSHANA  
1698 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931990  
PLOTT NICHOLAS C & HAILEE R  
1575 W GORDON ST  
SAN TAN VALLEY , AZ 85142-2149

509931980  
ROWLAND CODY D  
1593 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931970  
HILLAN-HUERTA JORDAN & LETICIA THERESE  
1611 W GORDON ST  
SAN TAN VALLEY , AZ 85142-2149

509931960  
JONES MARK D  
1629 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931950  
DONAHUE WILLIAM G & LORI L  
1645 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931940  
HOLT JESSICA & ERIC  
1663 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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GONZALEZ ALBERT & MARIA I  
1681 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931920  
MUSCHINSKI CLAYTON J & LENEAH A  
1701 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

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WRIGHT DAVID E & CHARLENE S  
1717 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509931900  
MCCULLEN BRANDI K & TODD A  
1729 W GORDON ST  
SAN TAN VALLEY , AZ 85144-8514

509029650  
BELLA VILLAGIO HOMEOWNERS ASSOCIATION  
42 S HAMILTON PL STE 101  
GILBERT , AZ 85233-3551

509949560  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

509931450  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

509932000  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

50902002T  
AMERICAN CHARTER SCHOOLS FOUNDATION  
6150 N 16TH ST STE A  
PHOENIX , AZ 85016-6177

509949590  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949580  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949570  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949600  
CBH PROPERTIES SAN TAN VALLEY LLC  
17725 KATY FWY STE 200  
HOUSTON , TX 77094-4138

509949610  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

800191820  
PINAL COUNTY  
PO BOX 827  
FLORENCE , AZ 85132-2301



**Legal Description**  
**THE VINE AT SKYLINE - RESIDENTIAL ZONING**  
**SAN TAN VALLEY, ARIZONA**

Job No. 25-0426

August 13, 2025

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1 AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH , RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 1, BEING MARKED BY A PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 1, BEARS NORTH 3 DEGREES 29 MINUTES 46 SECONDS WEST, 2657.61 FEET (**BASIS OF BEARINGS**);

THENCE, ALONG THE CENTER LINE OF SKYLINE DRIVE THE FOLLOWING FIVE COURSES, SOUTH 86 DEGREES 36 MINUTES 07 SECONDS WEST, 229.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 3 DEGREES 27 MINUTES 29 SECONDS EAST A DISTANCE OF 400.00 FEET;

THENCE, SOUTHWESTERLY 92.36 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 13 MINUTES 48 SECONDS TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 400.00 FEET AND ALSO BEING THE **POINT OF BEGINNING**;

THENCE, SOUTHWESTERLY 82.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11 DEGREES 47 MINUTES 02 SECONDS;

THENCE, ON A NON-TANGENT LINE SOUTH 61 DEGREES 26 MINUTES 19 SECONDS WEST, 147.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 28 DEGREES 30 MINUTES 31 SECONDS WEST A DISTANCE OF 450.00 FEET;

THENCE, SOUTHWESTERLY 234.88 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29 DEGREES 54 MINUTES 21 SECONDS;

THENCE, ON A NON-TANGENT LINE NORTH 1 DEGREES 23 MINUTES 50 SECONDS EAST, 50.00 FEET TO THE SKYLINE DRIVE NORTHERLY RIGHT-OF-WAY LINE, AS SHOWN ON FINAL PLAT FOR MORNING SUN FARMS UNIT3, FEE NO. 2005-154989, PINAL COUNTY RECORDS (PCR);

THENCE, NORTH 8 DEGREES 01 MINUTES 10 SECONDS WEST, 153.36 FEET TO THE EASTERLY LINE OF TRACT B OF SAID FINAL PLAT;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES,

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201  
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2025\25-0426\Land Survey\Legals\25-0426 LD01 - PZoning\_Bdry - Id.docx



THENCE, NORTH 3 DEGREES 38 MINUTES 00 SECONDS WEST, 207.80 FEET;

THENCE, NORTH 11 DEGREES 59 MINUTES 23 SECONDS EAST, 229.36 FEET;

THENCE, NORTH 30 DEGREES 15 MINUTES 53 SECONDS EAST, 325.00 FEET;

THENCE, NORTH 46 DEGREES 51 MINUTES 52 SECONDS EAST, 245.60 FEET;

THENCE, SOUTH 3 DEGREES 29 MINUTES 46 SECONDS EAST, 819.51 FEET;

THENCE, SOUTH 9 DEGREES 23 MINUTES 57 SECONDS EAST, 60.45 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE, AS SHOWN ON THAT RECORD OF SURVEY, FEE NO. 2017-031616, PCR;

THENCE, SOUTH 16 DEGREES 41 MINUTES 16 SECONDS EAST, 50.00 FEET TO SAID CENTER LINE AND TO THE **POINT OF BEGINNING**.

SAID PORTION OF LAND CONTAINING **336,141 SQUARE FEET, OR 7.7167 ACRES**, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

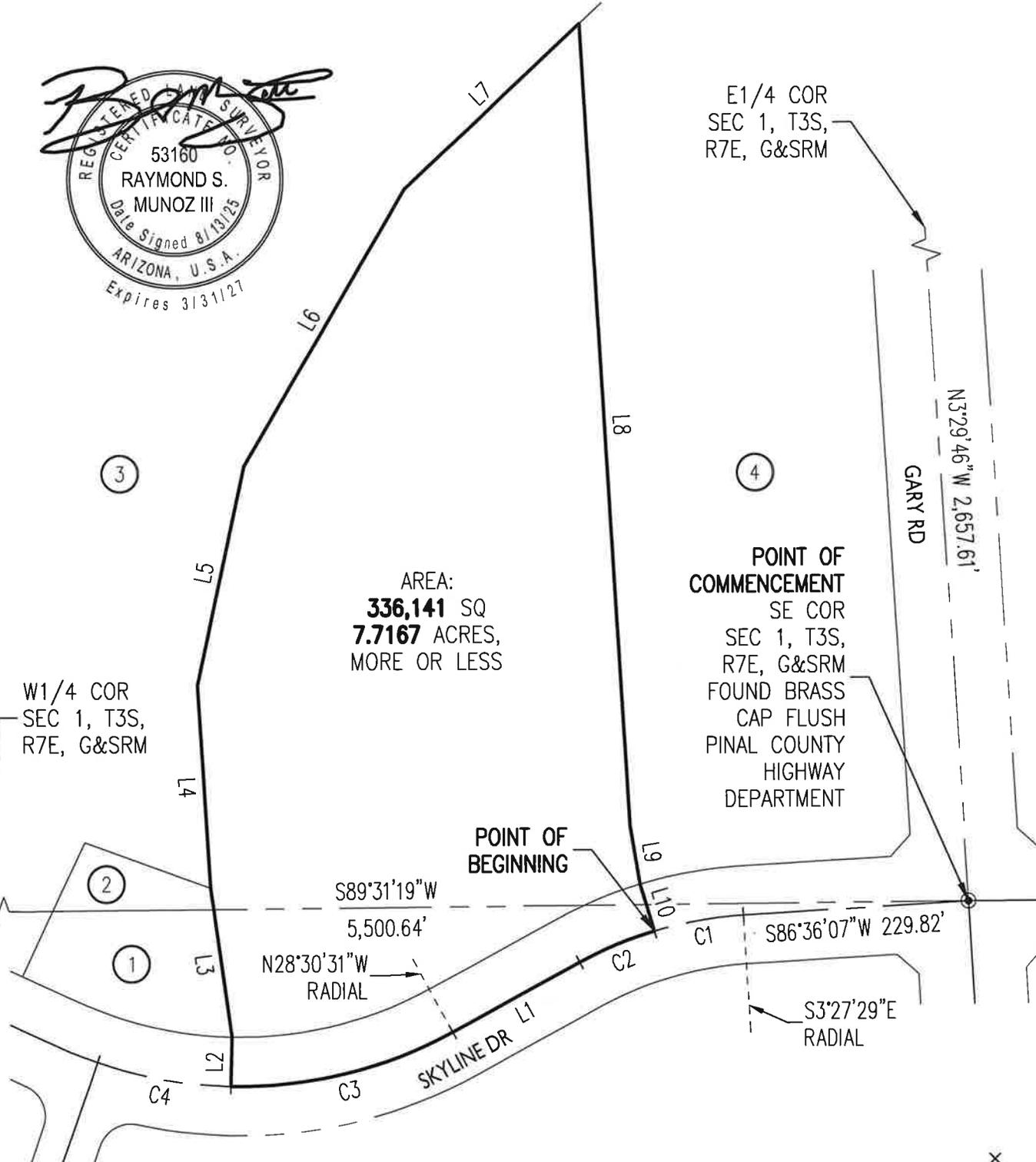
THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



# EXHIBIT "A"



Aug 13, 2025 4:15pm S:\Projects\2025\25-0426\Land Survey\Legals\25-0426 LD01 - PZoning\_Bdry - ex.dwg  
cjmenez



AREA:  
**336,141** SQ  
**7.7167** ACRES,  
MORE OR LESS

(X) = PARCEL INFORMATION SEE SHEET 2



<b>25-0426</b>	Drawn by: CAJ	Reviewed by: RAJ	Sheet Scale: 1" = 150'	Sheet No: 1 of 2
<b>THE VINE AT SKYLINE - RESIDENTIAL ZONING</b>				<p>1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T: 480.503.2250   F: 480.503.2258 www.epsgroupinc.com</p>
<b>EXHIBIT "A"</b>				

# EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S61°26'19"W	147.96'
L2	N01°23'50"E	50.00'
L3	N08°01'10"W	153.36'
L4	N03°38'00"W	207.80'
L5	N11°59'23"E	229.36'

LINE TABLE		
LINE	BEARING	LENGTH
L6	N30°15'53"E	325.00'
L7	N46°51'52"E	245.60'
L8	S03°29'46"E	819.51'
L9	S09°23'57"E	60.45'
L10	S16°41'16"E	50.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	92.36'	400.00'	13°13'48"
C2	82.27'	400.00'	11°47'02"
C3	234.88'	450.00'	29°54'21"
C4	138.82'	450.00'	17°40'29"

## PARCEL INFORMATION

(X) REFERENCE NUMBER	APN	OWNER
1	509-03-002H	EPCOR WATER AZ INC
2	509-03-002H	NO OWNER INFO AVAILABLE
3	509-94-922A	MORNING SUN FARMS HOA INC
4	509-03-002G	CRAVATH WHOLE LIFE COMMUNITIES LLC

Aug 13, 2025 4:15pm S:\Projects\2025\25-0426\Land Survey\Legals\25-0426 LD01 - PZoning\_Bdry - ex.dwg  
cjimenez

25-0426

Drawn by: CAJ | Reviewed by: RAJ | Sheet Scale: NTS | Sheet No: 2 of 2

THE VINE AT SKYLINE - RESIDENTIAL ZONING

EXHIBIT "A"



1130 N. Alma School Rd.  
Ste. 120 Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

# Project Narrative

PA-099-24

## The Vine @ Skyline A Mixed-Use Community Center Development

Location: Northwest Corner of Gary Rd & Skyline Dr



Request: Non-Major Special Area Plan Amendment from **Suburban Neighborhood** to **Community Center**

Rezone from **CB-2** (General Business)  
to **MR** (Multiple Residence)

Prepared for: The Cravath Whole Life Communities, LLC

Prepared by: K&I Homes, LLC  
Kristjan Sigurdsson, Principal Architect  
11699 N 80<sup>th</sup> Pl  
Scottsdale, AZ 85260

Date: August 22, 2025 1st Submittal

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**III. San Tan Valley Special Area Plan.....12**

**IV. Conclusion.....21**

## Overview

### The Request

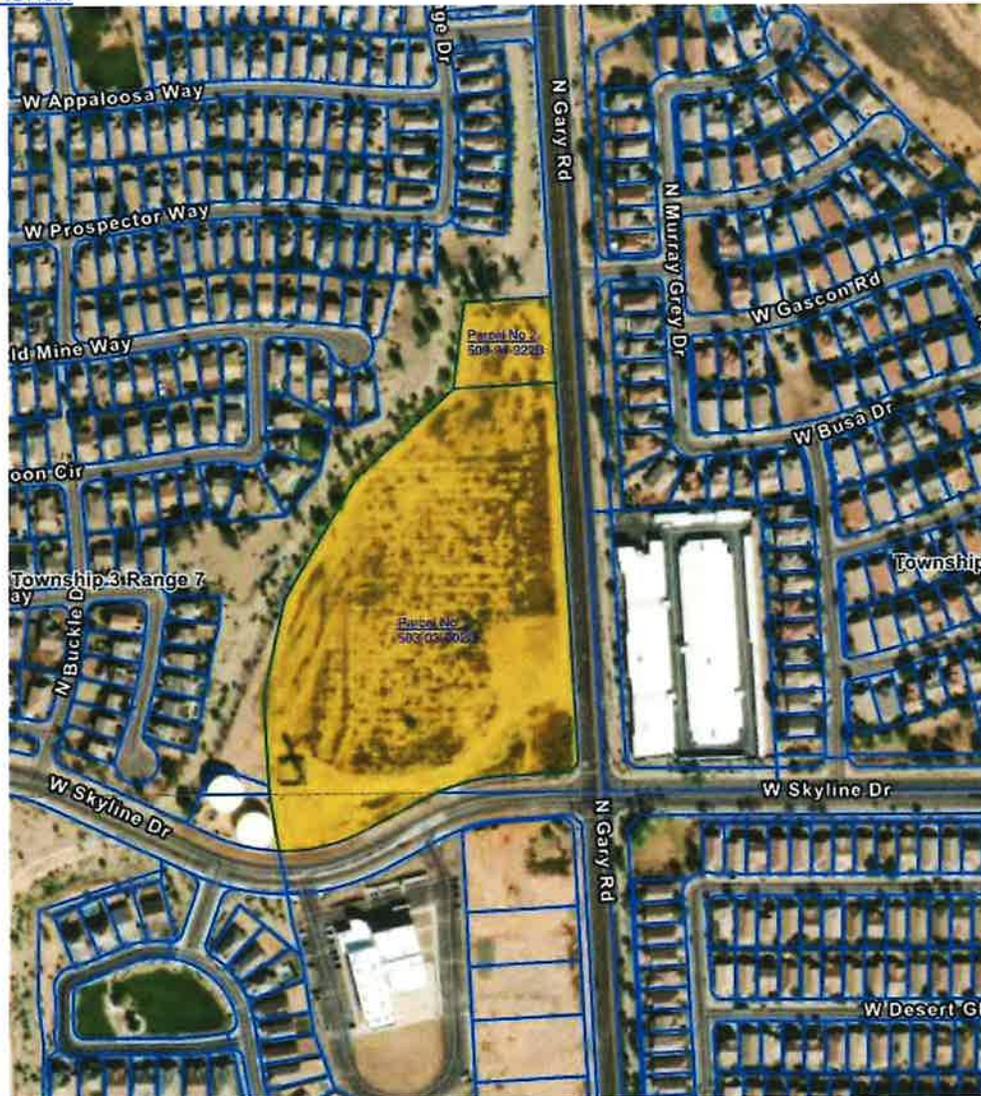
This request is for a Minor Amendment to the San Tan Village Special Area Plan (**STVSAP**) for approx. 14-acre site located at the NWC of Gary Rd and Skyline Dr., in San Tan Valley, Pinal County.

The site is currently two separate parcels, APN 503-03-002G & 509-94-922B, both Zoned CB-2 (General Business). The site is currently vacant land.

The current STVSAP Land Use Designation is **Suburban Neighborhood**.  
The proposed STVSAP Land Use Designation is **Community Center**.

Concurrent with the STVSAP Amendment we are requesting a Rezone of approx.7-acre portion of the West/Back portion of the site

### Existing Site Aerial:



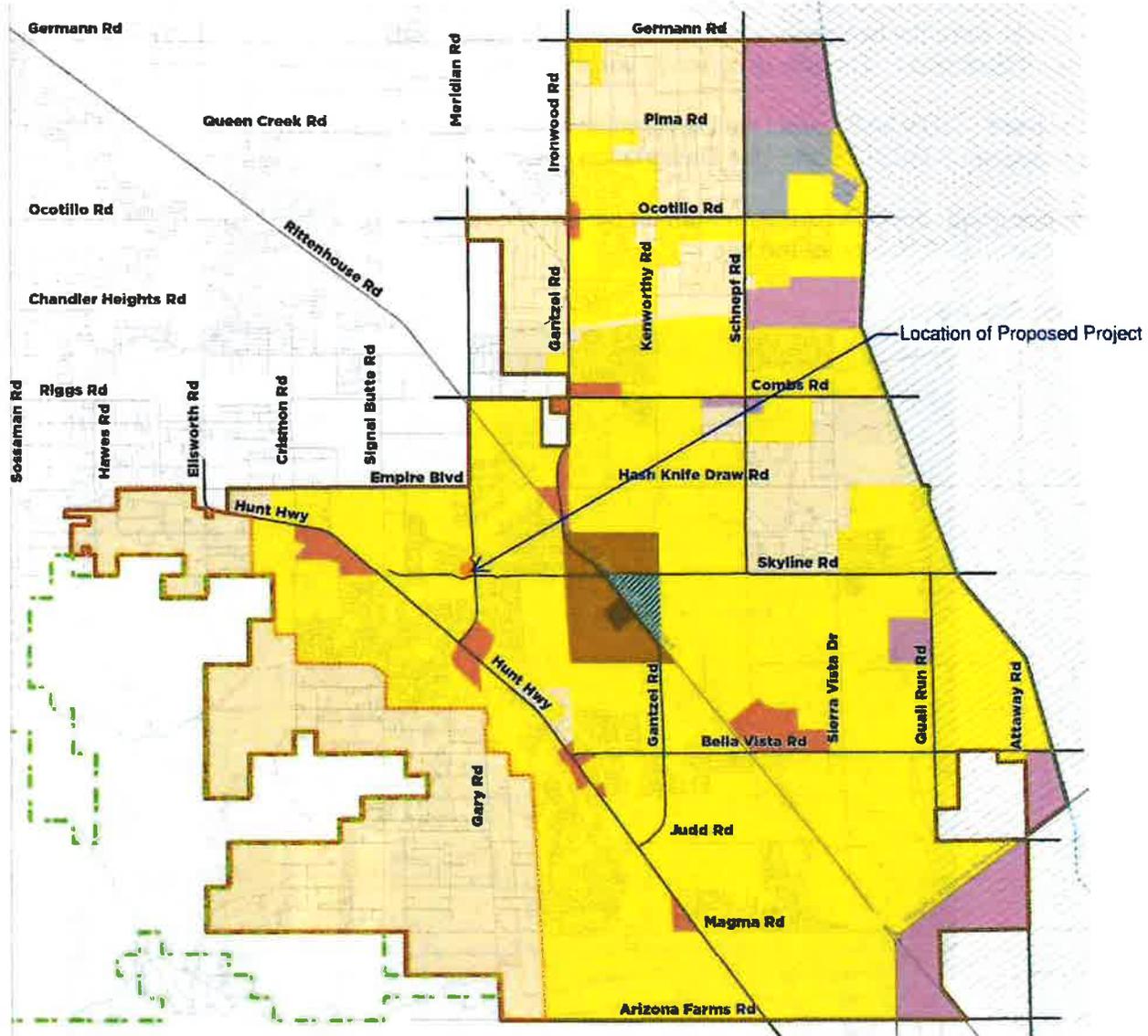


FIG 4.1 LAND USE PLAN MAP



**Legend**

- San Tan Valley Study Area
- San Tan Mountain Regional Park
- San Tan Foothills Sub-Area
- Greenfield
- Noise Sensitive Area
- CAP Canal
- Railroad
- Parkway/ Arterials

**Place Types**

- Rural Living
- Suburban Neighborhood **Existing Land Use Designation**
- Urban Transitional
- Urban Center
- Community Center **Proposed Land Use Designation**
- Suburban Office

Existing Zoning Map:



Proposed Zoning Map:



The parcels were created from farmland with the development of Morning Sun Farms back in 2008 and have been under the same ownership since. The original intent was to develop into a neighborhood shopping center with a grocery store anchor, some shops and pads. However, ownership has been unable to secure a grocery store or other big box anchor for the site, due mainly to the large concentration of retail at Gary Rd & Hunt Hwy, less than a mile away, and the preference of commercial users to be located there, versus at our site. The site is simply too big for the amount of commercial use that can be supported at this location.

In Pinal County, the demand for rental housing is relatively high, reflecting the current affordability challenge of home ownership. Per the Pinal County Housing Plan, between 10,000 and 12,000 additional new households will be renters in the next 10 years. Hence the decision was made to incorporate a residential component into the overall plan for the site and create a mixed-use Community Center where residential and commercial uses are harmonized into a cohesive whole. The residential uses support commercial uses, and the commercial uses serve the residential with everyday shopping, dining and other services.

Commercial uses are appropriately located along the Gary Rd frontage, and will include a mix of retail, restaurant and other service type businesses (bank, daycare) located in individual pad buildings along the frontage.

The residential component will include 28 townhomes and 90 apartment units. The residential buildings will be limited in height to two stories. Majority of the parking will be provided in private garages. The townhomes are located along the western boundary of the site, providing a transition buffer to the Morning Sun Farms single family residential subdivision to the west.

The current ownership plans to retain ownership for generations to come. They will develop, manage and maintain the overall project. This is important, as long-term owners tend to build higher quality buildings that require less maintenance than those developers that build to flip.

Ownership goals are to build long-term relationships with both their tenants and the community. They look beyond short-term gains, and design and build for a long-term hold, retaining ownership of their buildings for decades. Consequently, this proposed project includes features rarely provided by the typical apartment developer. This includes a larger unit size (1 Bedroom units averaging 800 SF, 2 Bedroom units averaging 1,200 SF, and 3 bedroom townhomes averaging 1,850 SF), separate laundry and powder rooms, large balconies and patios. All the townhomes include a 2-car attached parking garage, and all of the apartments have individual private garages as well. In addition, well-appointed outdoor and indoor amenity areas will be provided, way beyond what is typically provided in projects of this size. Experience has shown that this leads to longer-term leases and very low turnover rates, where residents get to know each other, form long-term relationships and create a truly comfortable and secure sense of community.

The design goal is to create a unified development, with inviting transitions, and a cohesive identity. The commercial pad buildings will be designed to complement the residential community, integrating some of the architectural features, materials and finishes. Color and materials will be carefully selected to complement the existing context, as well as to provide a unique identity. The main building materials will include sand finish stucco, woodgrain siding and exposed CMU block in various shapes, sizes, and colors.



**The Context**

The property is surrounded by residential subdivisions and other commercial type uses.

To the North, East and South is the community of Morning Sun Farms, from which this parcel was created.

To the Northwest is the community of Circle Cross Ranch

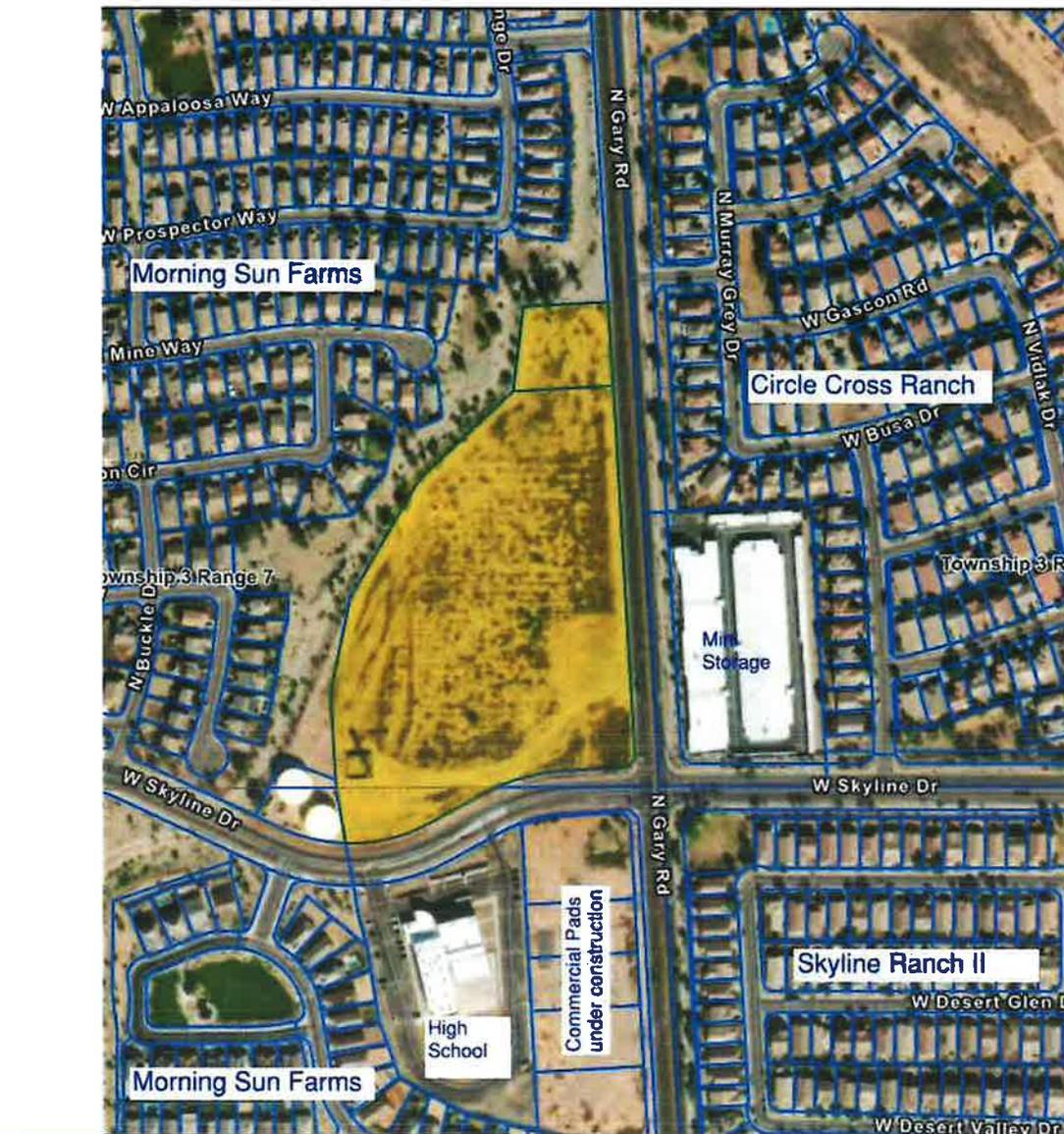
To the Southeast is the community of Skyline Ranch II

Commercial uses are concentrated around the intersection of Gary Rd and Skyline Dr.

Directly to the South is a high school and a new commercial center that is currently under construction.

Directly to the East is a mini-storage facility.

**Context Aerial:**



The proposed project is a natural fit and complements the fabric of existing land uses found within the area. It will promote an integrated, sustainable character for the area with a strong live, work and play component.

#### The Open Space / Landscaping

The proposed project promotes the value of usable open space on several levels and creates a walkable community with connectivity to the surrounding land uses. While Open Space, other than the building setback, are not required by ordinance, the project includes approximately 17% of the net site area as hardscape, landscape, and other open space.

In addition to that, all the living units have large private balconies or patios that become outdoor living extensions of the units. They are sure to be frequently utilized by residents, supporting leisure and a high quality of life.

The landscaping for the development will be in conformance with county standards and approved palette. Low water use indigenous plants and trees will be used throughout the project.

#### The Environment

The design will respect and enhance the unique climate using solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures, and light colors.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features.

#### The Pedestrian

Multiple pedestrian connections are provided from the residential to the commercial to create a sustainable, walk friendly environment.

This encourages residents to walk or bike, promotes reduced vehicular trip generation, and a sustainable, walkable community.

#### The Parking

Majority of the required parking for residents is provided in private parking garages. The garages are accessed from shared 'alleys' between the buildings, keeping pedestrian and vehicular circulation clearly separated. Convenient surface parking for visitors is provided in small groups of parking spaces throughout the site, minimizing the visual impact of the parking areas within the residential community.

Phasing – Construction

The Commercial portion of the site is already zoned and in general compliance with the STVSAP. The commercial portion of the site will move to Site Plan Review concurrently with this application. See proposed Phasing Plan below.



## Pinal County Comprehensive Plan 2020

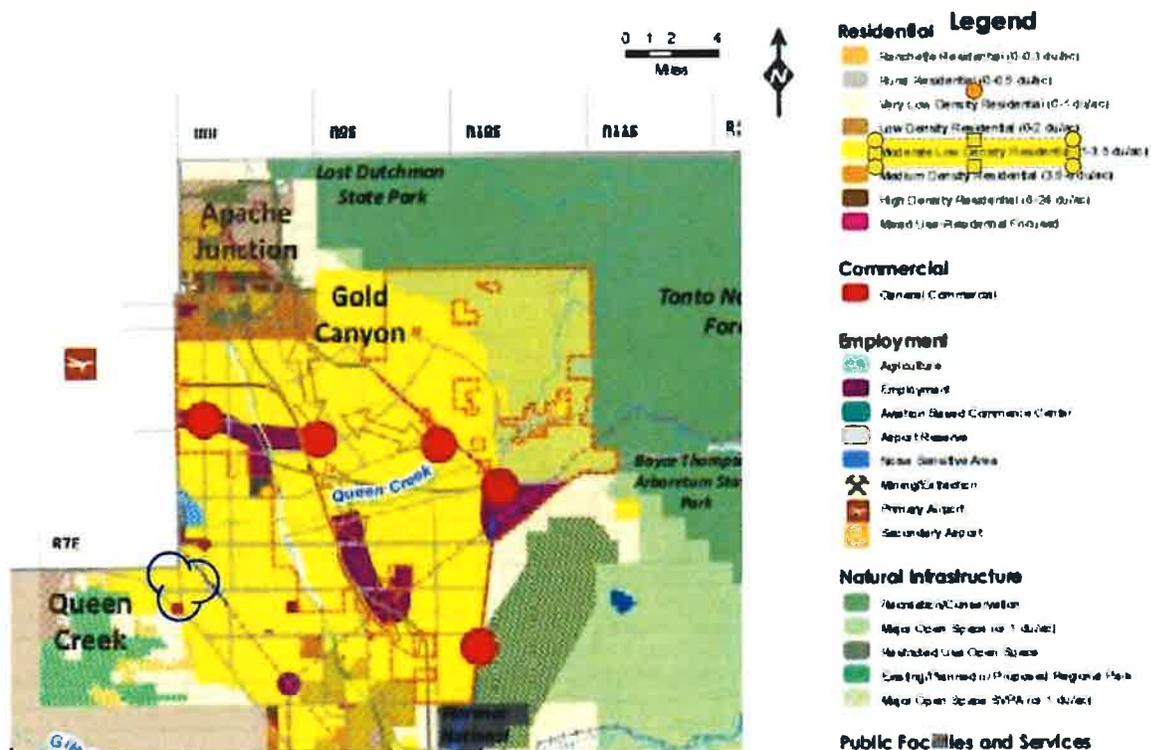
The Pinal County Comprehensive Plan designates the property as 'Moderate Low Density Residential'

To provide flexibility and promote mixed use concepts that will result in sustainable developments, alternative land uses may be allowed if certain guidelines are met. Within this land use, Medium and High Density Residential are permitted without a Comprehensive Plan amendment.

Medium and High-Density Residential Uses up to 25 acres are allowed at the intersection of a proposed or existing principal arterials and a proposed or existing parkway or higher roadway classification.

The proposed development is located at the intersection of Gary Rd and Skyline Dr. Both are designated as principal arterials and Significant Regional Routes. Hence, the proposed use is compatible with and allowed under the Pinal County Comprehensive Plan

### Pinal County Comprehensive Plan: LAND USE PLAN:



## San Tan Valley Special Area Plan

The purpose of a Special Area Plan is to expand on the specific elements of a Comprehensive Plan to be more closely associated with community goals and actions that are specific to a defined area. It effectively acts as a link between implementing the broad policies of a Comprehensive Plan and providing further guidance to individual development in a particular location. The San Tan Valley Special Area Plan (STV SAP) explicitly examines the unique issues, concerns, and needs of the San Tan Valley area in order to establish public policy and guidance for future growth in this distinctive portion of Pinal County.

The San Tan Valley Special Area Plan (STVSAP) currently designates the property as **'Suburban Neighborhoods'**

The proposed new land use designations is **'Community Center'**

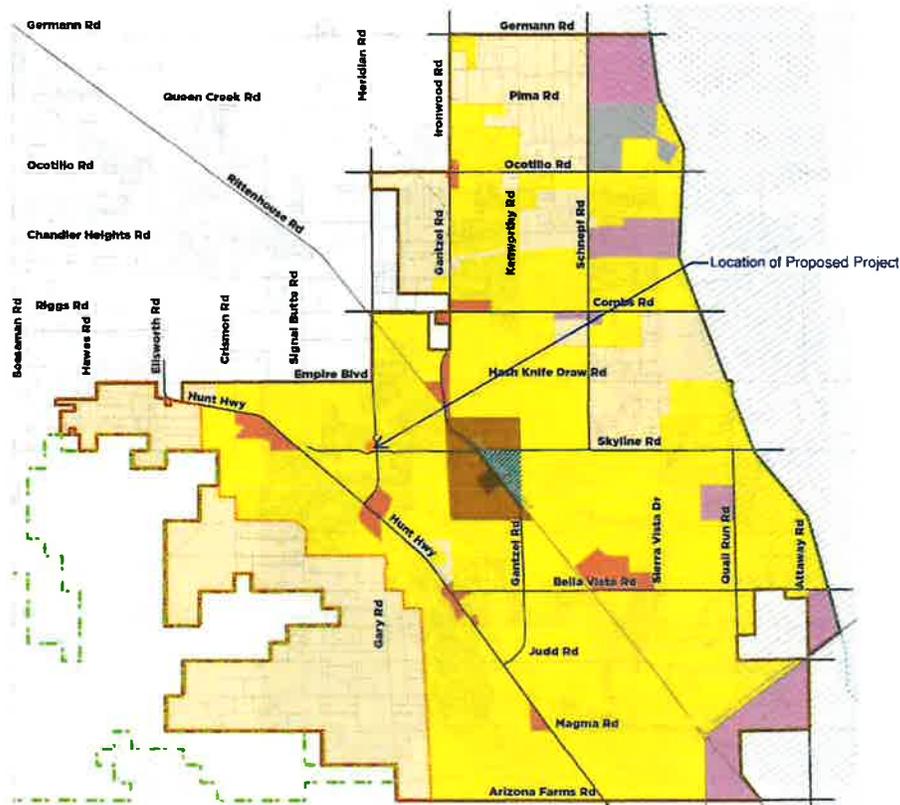


FIG 4.1 LAND USE PLAN MAP



0 0.75 1.5 3 Miles

## LAND USE STRATEGY

### PRINCIPAL THEMES

#### + STRENGTHEN THE COMMUNITY

##### **Foster More Housing Diversity**

The make-up of San Tan Valley's population has changed over the years. Today the community has more young families and a growing number of adults living longer lives. These changes create different housing priorities than those of the past. Developing places where residents can find a home at all stages of their lives supports the opportunity for residents to age in place and maintain community bonds.

In Pinal County, the demand for rental housing is relatively high, reflecting the current affordability challenge of home ownership. The proposed development will add 28 townhomes and 90 apartment rental units to the area, that are much needed today.

##### **Develop High Quality Places for Residents to Congregate and Experience**

San Tan Valley lacks places where people can meet, interact, and simply enjoy the community they live in. National trends show that young families and retirees are often looking to live in environments with easy access to jobs, services, and entertainment. Creating vibrant places where generations can interact with common and diverse options is key to fostering a sense of community.

The proposed development includes several new restaurants, as well as a daycare facility, a bank, and a gas station/convenience store with a carwash.

#### + BROADEN ECONOMIC OPPORTUNITY

##### **Enhance Local Spending**

The lack of a variety of restaurants and retail stores, especially sit down restaurants and locally owned businesses in San Tan Valley reduces the ability to create a stronger sense of community and capture the vast spending power of the residents. With a more targeted approach to identifying the site location requirements of desired retail and restaurants, opportunities to increase the number, location, and variety of establishments throughout San Tan Valley could be accomplished.

The proposed development includes several new restaurants, including fast-food drive-through as well as a sit-down.

#### + LIVE HEALTHY

##### **Support Development that Promotes a Healthy Lifestyle**

There is now a large body of research that supports the understanding that health is shaped by the places where we live, work, learn, and play. This growing awareness can be addressed by planning for more walkable urban environments and offering a higher degree of active recreation options, which help to promote easy, healthy choices for all residents of San Tan Valley.

The proposed mixed-use will promote an integrated, sustainable character for the area with a strong live, work and play component. Multiple pedestrian connections are provided from the residential to the commercial to create a sustainable, walk friendly environment.

This encourages residents to walk or bike, promotes reduced vehicular trip generation, and a sustainable, walkable community.

## LAND USE STRATEGY

### PLANNING SCENARIOS

#### + SCENARIO B – COMMUNITY NODE

This scenario places increased residential density around existing commercial nodes to encourage developed neighborhoods to be more walkable. This enhanced mixture of residential land uses would also help to foster commercial growth by creating a higher concentration of consumer demand in each node.

The proposed mixed-use development does exactly that. The residential uses support the commercial uses, and the commercial uses serve the residents with everyday shopping, dining and other services.

## STRENGTHEN THE COMMUNITY

### PLACE TYPES

Place Types are the different development patterns within a community where various compatible land uses share common features that combine to create a discernible character. This land use planning approach focuses more on shaping the development of a geographic area based on the desired lifestyle or look and feel of a place, rather than focusing on a conventional planning approach of defining very specific land use categories to individual parcels of land.

#### **SUBURBAN NEIGHBORHOOD** This is the currently designated place type

This place type is distinguished by its traditional suburban neighborhoods of single family detached and limited single-family attached houses, neighborhood-scaled shopping facilities, and civic uses (such as parks, places of worship, recreation facilities, or schools), which are most often placed within large scale planned area developments with full access to urban services.

This place type is appropriate for the surrounding developed area, but the current amount of commercial zoning around the intersection of Gary Rd & Skyline Dr. exceeds 25 acres, which is more than what is appropriate for Suburban Neighborhoods.

#### **COMMUNITY CENTER** This is the proposed designated place type

This place type incorporates every day and special shopping, eating or entertainment needs, serving several neighborhoods. Development may also contain offices or large footprint uses that are regional draws. Stand-alone multi-family residential uses can be placed to support these uses, but commercial is the dominant use

The proposed development fits squarely within this place type.

### COMPATIBILITY

- Stories (residential): 1-3  
The proposed residential development will be limited to 2 stories
- Community Center development should be located along arterial and collector street or above intersections and should be designed so no direct vehicular access is shared with adjacent streets that serve single-family residential development.

The proposed development is located at the intersection of Gary Rd. and Skyline Dr., both designated as principal/major arterials and Significant Regional Routes.

- Compatibility between community centers and adjacent residential areas should be achieved by stepping down building heights and by using enhanced landscape buffers that fit within the neighborhood context

The proposed development places the lower height and density townhomes along the western border of the site, creating a transition buffer to the single-family neighborhood to the west. This part of the site also fronts onto a large wash, averaging 150 feet wide, between the townhomes and the single family homes that provides a significant buffer between the two.

- Higher intensity and or less compatible commercial uses because of height, bulk, parking, lighting, noise, traffic generation, or hours of operation should locate in the interior of commercial areas and not adjacent or in close proximity to single family residential neighborhoods

The commercial uses are located along the Gary Rd frontage, as far away from the single family as possible.

### **SUITABLE LAND USE**

- Community Commercial
- Single Family -Attached
- Multi-Family (stand alone)

The proposed development includes all fo the above

### **DEVELOPMENT INTESNITY**

- Residential: 8-16 du/ac
- Non-Residential: 0.50 FAR

The proposed development complies with this

### **FORM**

- These locations should be predominantly developed for commercial use and not be developed exclusively for residential use. Residential development should support commercial development by locating integrated housing options adjacent to commercial uses.

Gary Rd is the predominant frontage where all the commercial uses will be placed. The residential is located behind the commercial with a relatively small frontage along Skyline Dr. The commercial includes approx. 8.7 gross acres, and the residential approx. 7.7 gross acres.

- Buildings should share similar design characteristics and design vocabulary. Precise replication is not desirable. Utilization of similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings in the center should be utilized to achieve unity and promote a more human scale.

The design goal is to create a unified development, with inviting transitions, and a cohesive identity. The commercial pad buildings will be designed to complement the residential community, integrating some of the architectural features, materials and finishes. Color and materials will be carefully selected to complement the existing context, as well as to provide a unique identity.

- A finer-grain network of collector streets, bike routes, and pedestrian connections should be provided to offer more travel options for customers and residents to travel to and around these centers without utilizing major streets for short trips.

Multiple pedestrian connections are provided from the residential to the commercial to create a sustainable, walk friendly environment. This encourages residents to walk or bike, promotes reduced vehicular trip generation, and a sustainable, walkable community.

**ZONING COMPATIBILITY**

**FIG 4.2 PLACE TYPE AND ZONING COMPATIBILITY TABLE- AS OF FEBRUARY 18, 2012**

ZONING DISTRICTS (As of February 18, 2012)	PLACE TYPES						
	RURAL LIVING	SUBURBAN NEIGHBORHOOD	SUBURBAN TRANSITIONAL	COMMUNITY CENTER	URBAN CORE	SUBURBAN OFFICE	EMPLOYMENT CENTER
CAR	+						
SR	+						
SH	+						
GR	+						
CR1-A	+						
CR-1	+	+					
CR-2		+					
CR-3		+	+				
CR-4			+	+	+		
CR-5			+	+	+		
MH		+					
RV		+					
MHP		+					
PM/RVP		+					
TR							
CB-1		+		+	+	+	
CB-2				+	+		
CI-B						+	+
CI-1							+
CI-2							+

The existing CB-2 zoning is compatible with the proposed Community Center place type.

**FIG 4.3 PLACE TYPE AND ZONING COMPATIBILITY TABLE- PRE FEBRUARY 18, 2012**

ZONING DISTRICTS (Existing Before February 18, 2012)	PLACE TYPES						
	RURAL LIVING	SUBURBAN NEIGHBORHOOD	SUBURBAN TRANSITIONAL	COMMUNITY CENTER	URBAN CORE	SUBURBAN OFFICE	EMPLOYMENT CENTER
RU-10	+						
RU-5	+						
RU3.3	+						
RU-2	+						
RU-1.25	+						
RU-C	+						
R-43	+						
R-35	+	+					
R-20		+					
R-12		+					
R-9		+					
R-7		+	+				
MD		+	+		+		
<b>MR</b>			+	+	+		
AC-1				+			
AC-2				+	+		
AC-3					+		
O-1						+	
O-2						+	+
C-1		+		+	+	+	+
C-2				+	+		
C-3				+	+		
I-1						+	+
I-2							+
I-3							+
MH-8		+					
MHP-435		+					
PM/RV-435		+					

The proposed MR zoning is compatible with the proposed Community Center place type.

## **BROADEN ECONOMIC OPPORTUNITY**

### **FISCAL ANALYSIS**

Construction sales tax revenue is included in this analysis and it is worth pointing out that communities and counties with significant construction activity have been the beneficiary of substantial construction sales tax dollars over the years. This one time influx of money fuels the general fund budget and allows counties to fund programs and deliver services that they may not otherwise have been able to.

The proposed development will provide substantial construction sales tax revenue to Pinal County.

## **IMPROVE TRANSPORTATION & UTILITY SYSTEMS**

### **TRANSPORTATION SYSTEMS**

The San Tan Valley's circulation system provides vital connections linking neighborhoods, services, and employment centers throughout the community and region. The system currently experiences traffic congestion, lack of pedestrian and bike connectivity, and no public transit services. These challenges have a negative impact on the quality of life in San Tan Valley by increasing time spent in a vehicle, which reduces air quality and increases the odds for obesity. The residential component of the proposed development will significantly reduce the amount of traffic at the intersection, as compared to an all commercial type of development. Per the Traffic Impact Analysis report submitted with this application, the residential component produces around 15% of the number of daily vehicular trips, as compared to the commercial component.

### **PEDESTRIAN / BIKEWAY NETWORK**

The San Tan Valley Circulation Plan includes multi-purpose trails, sidewalks, and bike lanes along collector and arterial streets. A combination of these facilities will serve San Tan Valley and will provide connections to existing and planned facilities. All pedestrian, bicycle, and trail facilities are intended to meet the non-motorized transportation needs of the residents

The proposed development will provide new pedestrian sidewalks along both street frontages, totaling almost 2,000 linear feet.

### **UTILITY SYSTEMS**

A combination of public and private providers are the major suppliers of utility services (i.e. potable water, wastewater services, electric, gas) to the majority of the planning area.

The proposed development will be served by EPCOR Water Arizona for both water and sewer. Water and sewer lines are already stubbed into the site. SRP will provide electrical services.

## LIVE HEALTHY

### WALKABLE DESTINATIONS

Considering the overreliance on automobiles for daily tasks within the planning area, residents expressed the support for, and participants in the Health Impact Assessment stressed the need to incorporate, measures to improve walkability in San Tan Valley.

#### Destinations

For walking to be a useful mode of transportation, there must be places to walk to. Horizontal and vertical mixed-use areas, with multiple options for both daily and specialty shopping, restaurants and entertainment venues, schools and daycare facilities, places of employment, and recreation should be located near residential uses.

The proposed development is a horizontal mixed-use project, combining residential and daily shopping and services. The proposed commercial portion includes several restaurants as well as a daycare facility.

#### Amount of Housing

The more housing that is located near commercial areas, creates the potential for more people to walk to their desired local shops. In turn, car trips are replaced with walking trips, making roads less congested and more pedestrian friendly. In addition, most retail establishments require a large customer base to be successful. By placing more homes in closer proximity to retail areas, improves the viability of businesses in these areas.

The proposed mixed-use development does exactly that. The residential uses support the commercial uses, and the commercial uses serve the residents with everyday shopping, dining and other services.

#### Street Trees

Street trees, set in a planter strip between the road and the sidewalk, help make a walk substantially more comfortable, especially during San Tan Valley's hotter months. They provide a sense of safety, provide shade and a visual canopy helps to create a more attractive streetscape and stronger sense of place. In order to promote planting of street trees closer to the sidewalk edge, varieties that are less likely to cause damage and other hazards on the sidewalk. In addition, sufficient resources need to be provided to maintain the trees, to ensure that branches don't inhibit travel or impede sight visibility lines.

Street trees will be provided in a planter strip between the sidewalk and the road along the entire frontage of both streets.

**Pedestrian Amenities (benches, lighting, trash cans, etc.)** Providing benches ensures that pedestrians have a place to rest, this is particularly important for pedestrians with limited mobility. Trash cans, lighting, and other pedestrian amenities help to ensure that a walk is comfortable and safe.

Pedestrian amenities, including benches and trash cans will be provided.

## IMPLEMENTATION

### GOALS & STRATEGIES

#### + STRENGTHEN THE COMMUNITY

##### Goal 1.2 Foster More Housing Diversity

###### Strategies

- Encourage a greater diversity of housing and dwelling sizes to include both smaller and larger homes.  
*The proposed development includes a variety of one-, two-, and three-bedroom dwelling units, ranging in size from 700-2,000 SF.*
- Encourage appropriately designed small lot and multi-family housing to enable San Tan Valley to support various income levels, lifestyles, and age groups.  
*The proposed development includes multi-family housing that supports various income levels, lifestyles and age groups.*
- Guide higher density housing development into Community Center, Urban Transitional, and Urban Center place types that provide proximity to walkable commercial areas.  
*That is exactly what we are hoping to do*
- Support conversion of commercial land use to other appropriate uses such as multi-family residential in areas where retail use is no longer viable  
*That is exactly what we are proposing to do.*

##### Goal 1.3 Develop High Quality Places for Residents to Congregate and Experience

###### Strategies

- Support the placement of Community Center and Urban Center place types toward areas that offer high connectivity and accessibility for all modes.  
*The proposed Community Center is located at the intersection of two major arterials.*
- In Community Center and Urban Center place types, discourage single-use development and encourage horizontal and vertical mixed-use development that:
  - Provides a different mix of retail and commercial uses that service both residents and Visitors  
*The proposed Community Center does exactly that.*

#### + BROADEN ECONOMIC OPPORTUNITY

##### Goal 2.1 Enhance Local Spending

###### Strategies

- Locate more housing near existing retail areas in support of neighborhood retail.  
*The proposed development does exactly that.*

#### IMPROVE TRANSPORTATION SYSTEMS

##### Goal 3.1: Provide a full, viable range of multimodal transportation alternatives

###### Strategies

- Continue to promote the application of the RSRM Plan to reduce congestion and provide appropriate internal and external connectivity for the San Tan Valley Area.  
*The proposed development is located at the intersection of two Regionally Significant Routes, that will be completed in conformance with the RSRM Plan.*
- Increase streetscape landscape standards to promote enhanced tree cover along sidewalks to establish a more comfortable walking environment. Particularly along

arterial and collector roadways that provide access to existing or future key destinations (e.g. shopping centers, parks, schools, etc.)  
The proposed development will provide enhances tree cover along both street frontages, totaling almost 2,000 linear feet.

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

**Strategies**

- Offer more pedestrian and bicycle travel options by encouraging the placement of higher density residential uses in close proximity to desired non-residential destinations.  
The proposed development does exactly that.

**LIVE HEALTHY**

**Goal 4.2 Support development that promotes a healthy lifestyle**

**Strategies**

- Encourage new housing to face parks and open space to increase usership, community building, and safety.  
The residential portion of the proposed development is located on the east/rear portion of the site, fronting a large drainage wash/open space.

## Conclusion

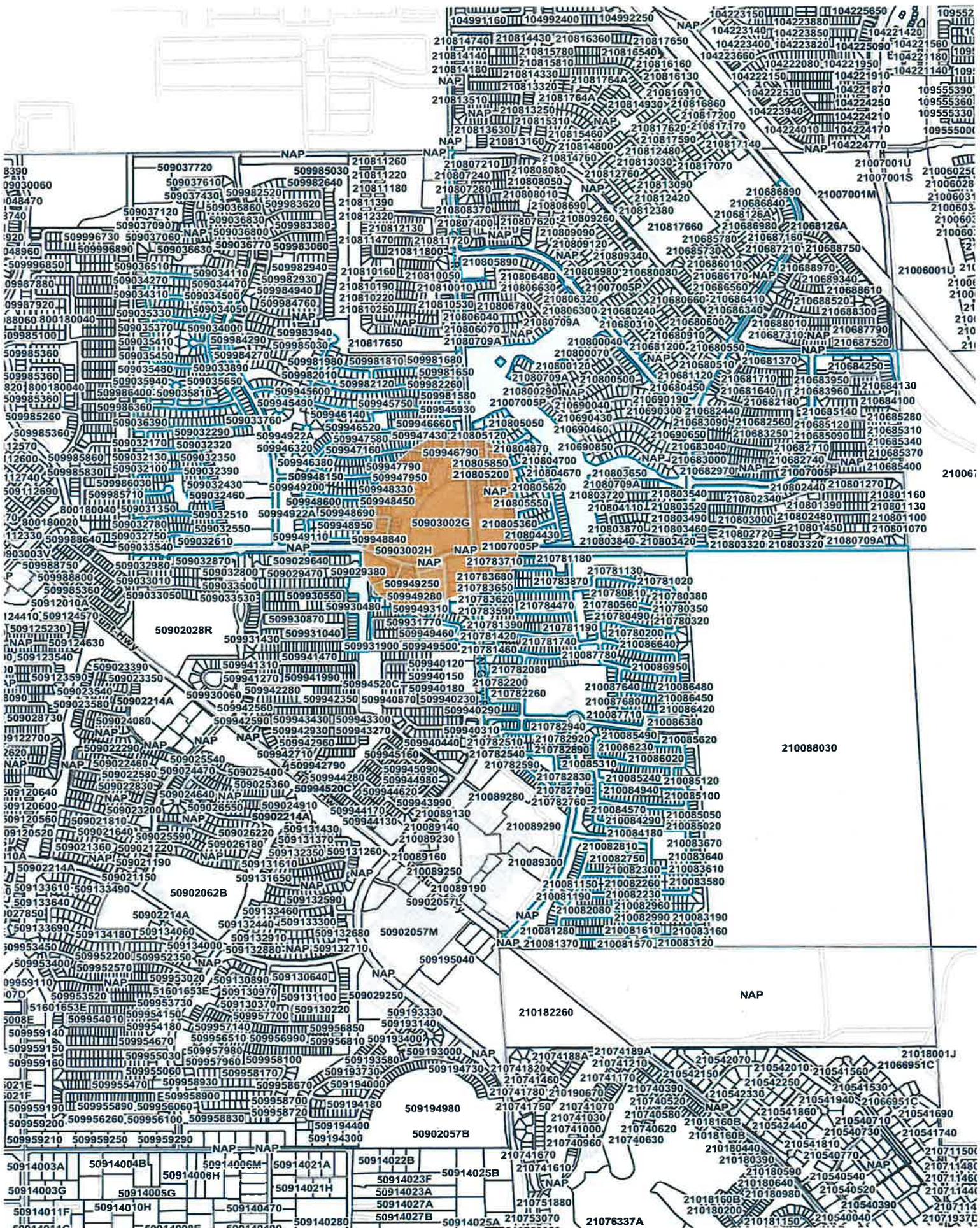
This request is for a minor amendment to the San Tan Valley Special Area Land Use from **Suburban Neighborhood** to **Community Center** for approx. 14 acre site, and rezoning of approx. 7 acre portion of the site, from **CB-2** (General Business) to **MR** (Multiple Residence), located on the Northwest corner of Gary Rd & Skyline Dr.

This proposed project is a true Mixed-Use development that will include six commercial pads along the Gary Rd frontage, with various uses that will include a gas station/convenience store, several restaurants, a bank and a daycare facility. 28 townhomes and 90 apartment units are proposed for the eastern/back portion of the site.

The proposed development achieves a wide range of the goals outlined in the STVSAP, and creates pedestrian synergy that will complement the surrounding land uses, and contribute to the live/work/play land use balance promoted by the San Tan Valley Special Area Plan.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options.

The development team is committed to delivering a sustainable development that will enrich and revitalize the character and success of the surrounding area and of the San Tan Valley in general.



NAP

210784020  
RASMUSSEN GARY G  
1273 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

210783640  
BENWARE JAMES & JILL TRS  
34166 N COBBLE STONE DR  
QUEEN CREEK , AZ 85243--353

210784010  
BELL MARILYN KAYE TR  
1257 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143-3344

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CARLSON LINDA  
22827 S 231ST WAY  
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210783990  
MACCRONE KIM FAM TRUST  
1225 W DESERT HOLLOW DR  
SAN TAN VALLEY , AZ 85143--344

210784030  
DURNING TAMARA SUZANNE OVIEDO & GREGORY JAMES  
1272 W DESERT GLEN DR  
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P2 SUB REIT 1 BORROWER LLC  
PO BOX 4090  
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210783700  
KISHPAUGH CAMERON & CASSANDRA  
34262 N COBBLE STONE DR  
SAN TAN VALLEY , AZ 85143-3353

210784050  
EDWARDS DWAYNE & LATOYA  
1240 W DESERT GLEN DR  
SAN TAN VALLEY , AZ 85143-3345

210783710  
PHELPS CODY & JONI  
1280 W DESERT HOLLOW DR  
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210783670  
WHIPPS CHANS  
34214 N COBBLE STONE DR  
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TROMBETTA SAMI JO TRS  
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ROSENTHAL CHRISTOPHER & MANDY  
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SAN TAN VALLEY , AZ 85144-4447

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OBERLANDER DENNIS A  
1843 W HALF MOON CIR  
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STEINHEISER LISA  
1813 W HALF MOON CIR  
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509948460  
OLVERA FRANCISCO  
1797 W HALF MOON CIR  
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SAN TAN VALLEY , AZ 85143-3414

509948440  
HERNANDEZ DAVID  
1761 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948410  
GALVAN GREGG D & DESIREA L  
1695 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948430  
REID THOMAS S & DEBRA R REV LIV TRUST  
1603 18TH AVE NW  
MINOT , ND 58703--110

509948420  
SULLIVAN ELLEN  
1717 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210805260  
ROMANO GREGORY A & NICOLE A  
1377 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805270  
MORRIS BENJAMIN LEGRAND AND ALEXIS  
1359 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

509948400  
MAURER ZACH  
700 CORPORATE CENTER DR APT 423  
RALEIGH , NC 27607-7507

210805280  
VAZQUEZ JORGE  
1341 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805290  
MILLS LORRIE  
1323 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805250  
GORAYA MOHAMMED PERVAIZ & SAFOORA  
1399 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

210805300  
DWF VI ATLAS SFR - AZ LLC  
970 YUMA ST  
DENVER , CO 80204-4383

509948390  
KRUKOW KEVIN  
34537 N SABRE DR  
SAN TAN VALLEY , AZ 85144-8514

210805240  
BALDWIN KEVIN R  
34542 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509948310  
BULLOCK HARRY  
401 CASTLEVIEW RIDGE ESTATES BOX 1725  
PINCHER CREEK , AB -

509948320  
1796 HALF MOON LLC  
2658 E ELMWOOD ST  
MESA , AZ 85213-3603

509948330  
CONGIUSTI GUNNAR B ANGELO  
1778 W HALF MOON CIR  
QUEEN CREEK , AZ 85144-8514

210805230  
ROPER CHRISTOPHER & JESSICA  
34562 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509948340  
OSBORN ARTHUR D & KRISTINE  
1760 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948350  
WALDEN STEVEN J  
1744 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948380  
NEISIUS JASON & GINA  
34557 N SABRE DR  
SAN TAN VALLEY , AZ 85144-8514

509948360  
HORN SAMUEL ERIK JR  
1726 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

509948370  
VAN PELT KOLTON & BONGIORNO GIANNA  
1710 W HALF MOON CIR  
SAN TAN VALLEY , AZ 85144-8514

210805670  
MATTES GLORIA A  
1362 W BUSA DR  
SAN TAN VALLEY , AZ 85143-3546

50903002G  
CRAVATH WHOLE LIFE COMMUNITIES LLC  
9290 E THOMPSON PEAK PKWY UNIT 243  
SCOTTSDALE , AZ 85255-5451

210805680  
MCCOLL SCOTT JOSEPH TRUST  
1855 E SOUTHERN AVE STE 112  
MESA , AZ 85204-4522

210805220  
PACHECO ISRAEL & ROSIE MARIE TRS  
34582 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

210805690  
COBURN FREDERICK B & PAMELA J  
1322 W BUSA DR  
SAN TAN VALLEY , AZ 85143--546

509947890  
MALONE JODY  
1613 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509948000  
MANZUTTO CODY  
1811 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805210  
GRUNDEN WALEED H & TERESA B  
34602 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509947990  
MARGASAHAYAM VINO O  
856 DEDERICK CT  
SAN JOSE , CA 95125-5630

509947900  
DAHL CHRISTOPHER S & KIM E  
21227 S 229TH WAY  
QUEEN CREEK , AZ 85142-2282

509947980  
LOPICCIO VITTO  
1781 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947970  
KARIUKI JANE  
MAIL RETURN

509947960  
BAILLE MCENROE & BAILLE LOUISE  
1749 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144--448

509947950  
MAASJO MARLYN V REV LIV TRUST  
4643 127TH AVE SE  
FINGAL , ND 58031-1976

509947910  
BORDELON TAYLOR HOLTE & BRANDI LORINE  
1647 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947940  
RESIDENTIAL HOME BUYER PHOENIX LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947920  
PROGRESS RESIDENTIAL BORROWER 13 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

509947930  
STAPLETON JESSE  
1681 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210805840  
CHIBAMBO CHATONDA & SUZEN  
1359 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805200  
KJA CAPITAL LLC  
907 W SPUR AVE  
GILBERT , AZ 85233-3623

210805830  
HAYMORE LARRY DEAN & RACHEL  
1341 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805820  
VILLAS KEITH D & JORGIA  
1323 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805810  
AGUIRRE ROGELIO & LAURA  
1277 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805190  
SANCHEZ JOSE R  
4350 BURGESS DR  
SACRAMENTO , CA 95838-8490

50994922B  
CRAVATH WHOLE LIFE COMMUNITIES LLC  
9290 E THOMPSON PEAK PKWY #243  
SCOTTSDALE , AZ 85255-5450

210805180  
ACUNA SOCORRO LIVING TRUST  
34662 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3547

509947770  
COLLAZO JOSE RIVERA & ESCOBAR CLAUDIA  
1782 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947780  
GREER AMBER LEIGH & DALLIN KENNETH  
1766 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947790  
WRIGHT ERMA L  
1750 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947880  
PALACIOS JOSHUA F  
1604 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947870  
PULIDO HILARIO  
1624 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947800  
MARTINEZ PEGGY & FRANCISCO LUIS  
1734 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947860  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509947850  
IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509947810  
LUNN ROBERT & CHERIE FAM TRUST  
1718 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-4448

509947840  
EICHENOLD ALEXIA  
1672 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

509947820  
STAR 2022-SFR3 BORROWER LP  
591 W PUTNAM AVE  
GREENWICH , CT 06830-0600

509947830  
DECKER BARRY L  
1688 W GOLD MINE WAY  
SAN TAN VALLEY , AZ 85144-8514

210804810  
BALISTERERI ANTONINA  
1326 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210804800  
BERGQUIST DONN W  
6988 S CLEVELAND RD  
LAKE NEBAGAMON , WI 54849-9913

210804790  
BOLING ABRAHAM I & COUCH-BOILING ROSHENA N TRS  
1288 W GASCON RD  
SAN TAN VALLEY , AZ 85143-3545

210805170  
AGUIRRE JOSE A JR  
34700 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509946800  
FORD CATHERINE & MICHAEL  
1567 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946810  
DEPRISCO PATRICK LOUIS II  
1581 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946820  
VOGT BRIAN A & JUNG-MI TRS  
22 LINDENWOOD LN  
LITTLETON , CO 80127-7262

509946830  
QUINN RICHARD R REV LIV TRUST  
1613 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946920  
CSH PROPERTY ONE LLC  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509946840  
SFR JV-2 2024-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0733

509946850  
GALL MARY CELESTE  
1641 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946910  
BROWN BRITTANY A & ZARCO SINAHU  
1739 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946860  
WELCH ADAM R  
1659 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946900  
GRITTINI LISA & TRBOVICH JAMES NICK  
1725 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946870  
CASTANEDA ROMUALDA BERNAL  
1673 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946890  
ANGELES YANIL M  
1707 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946880  
KUHSTOSS RANDY C & NICHOLE PAIGE  
1687 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

210804820  
MILTON EVON P  
1351 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

509946790  
DOCHICK TIFFANY LIVING TRUST  
566 BLOOMFIELD PL  
CAMARILLO , CA 93012-2786

210804830  
DEWITT JOSEPH LANDON & RYLEE JEAN  
747 W LOVE RD  
SAN TAN VALLEY , AZ 85143-3540

210805160  
CRUZ MARIO A  
34718 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

210804840  
SHOPE CHERYL A  
762 PRINCE CIR  
HUMMELSTOWN , PA 17036-6914

509946780  
DUDA DEBRA L  
34707 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210805150  
WHITTLE HAROLD DAY REV LIV TRUST  
1549 E SCENIC SUNRISE DR  
WASHINGTON , UT 84780-0229

509947360  
MONCADA ROCKY R  
34708 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509946770  
DAWN LARA KEMPTON  
34723 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

210805140  
MENDEZ JOSHUA & ALISHA  
34754 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509947350  
LAYTON TARA & MICHAEL  
631 N GOLD DR  
APACHE JUNCTION , AZ 85120-0385

509947370  
FERNANDEZ IVAN & VERENICE  
34730 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509947340  
NIU LUISA ELEANORE  
1624 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947330  
SMITH NATHANIEL E JR & SHELIA GIBSON  
1638 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509946760  
PALOMINO JOSE HUMBERTO GALVEZ  
34735 N OPEN RANGE DR  
SAN TAN VALLEY , AZ 85144-8514

509947320  
2018-3 IH BORROWER LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509947310  
MAXWELL TERESA M  
1668 W PROSPECTOR WAY  
SAN TAN VALLEY , AZ 85144-8514

509947300  
OLYMPUS BORROWER 1 LLC  
PO BOX 4090  
SCOTTSDALE , AZ 85261-1409

210804980  
BROCKWAY LINDA M  
1366 W DEXTER WAY  
SAN TAN VALLEY , AZ 85143-3544

210804970

B T U BOILER SERVICES LTD  
1144 NEWCASTLE RD  
DRUMHELLER , AB -

210805130

HARMON NATALIE  
34772 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509946750

BETHEL STEVEN G & LYNNA E TRS  
1649 E BERETTA PL  
CHANDLER , AZ 85286-6115

509947380

BRANDON RENTALS INC  
2850 E BELLERIVE DR  
GILBERT , AZ 85298-8100

509946740

CAMPOS BRENDA  
34759 N OPEN RANGE DR  
QUEEN CREEK , AZ 85144-8514

210805120

ANOR THEOPHILUS & ANTOINETTE  
34790 N MURRAY GREY DR  
SAN TAN VALLEY , AZ 85143-3500

509947400

WARD SAMUEL & WOOLDRIDGE RYAN  
1601 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509947410

OWENS DEBRA JOYCE  
1615 W APPALOOSA WAY  
SAN TAN VALLEY , AZ 85144-8514

509949230

GERARD LAURI R & TOBIAS T  
34171 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949240

NELSON ELAINA M  
34163 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949250

JOINER PHILIP & MADISON  
34151 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949260

MCGUIRK MICHAEL J  
34143 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949270

VEGA MARISSA D  
34131 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949280

KAZMIEROWSKI LYNN MATTHEW & CHRISTINA A  
34115 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949290

MOYER BRITTANY M TR  
34097 N CASEY LN  
SAN TAN VALLEY , AZ 85142-2122

509949300

SPLICHAL TIMOTHY SCOTT & LISA KAY  
34075 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509949310

IH6 PROPERTY PHOENIX LP  
PO BOX 4900  
SCOTTSDALE , AZ 85261-1490

509949320

BOWLES HUNTER  
34039 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931460

CLARK MARK D  
34239 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931470

GRIFFITTS RYAN VINCENT & SHELBY PAIGE  
34285 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931480  
ROBINSON GERGEN C  
34329 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931490  
ELENESKI TERRI L & ROBERT J  
34385 N CASEY LN  
SAN TAN VALLEY , AZ 85144-8514

509931560  
NELSON STEVEN D  
MAIL RETURN

509931550  
MCENNERNEY PATRICK & PATRICIA  
1649 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931540  
RAMEY BRIAN & SAMANTHA  
1667 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931530  
RENDEK GREGORY  
1683 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931520  
WHITTEN WARREN A  
1699 W ST CHARLES AVE  
SAN TAN VALLEY , AZ 85144-8514

509931570  
SEITZ JL LIVING TRUST  
1614 W HARRIS AVE  
SAN TAN VALLEY , AZ 85144-8514

509949560  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

509931450  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

509932000  
MORNING SUN FARMS HOA INC  
7255 E HAMPTON AVE STE 101  
MESA , AZ 85209-9331

50902002T  
AMERICAN CHARTER SCHOOLS FOUNDATION  
6150 N 16TH ST STE A  
PHOENIX , AZ 85016-6177

509949590  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949580  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949570  
SKYLINE & GARY PARTNERS LLC  
7500 E MCDONALD DR STE 100A  
SCOTTSDALE , AZ 85250-0605

509949600  
CBH PROPERTIES SAN TAN VALLEY LLC  
17725 KATY FWY STE 200  
HOUSTON , TX 77094-4138

800191820  
PINAL COUNTY  
PO BOX 827  
FLORENCE , AZ 85132-2301

## DESCRIPTION

PARCEL NO. 1:

A PORTION OF LOT ONE (1) OF SECTION TWELVE (12), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND A PORTION OF LOT SEVEN (7) OF SECTION ONE (1), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1 FROM WHICH THE EAST QUARTER CORNER OF SECTION 1 BEARS NORTH 3 DEGREES 18 MINUTES 32 SECONDS WEST, 2,657.63 FEET;  
THENCE NORTH 3 DEGREES 16 MINUTES 32 SECONDS WEST, 71.09 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1;  
THENCE SOUTH 86 DEGREES 41 MINUTES 28 SECONDS WEST, 55.00 FEET TO AN ANGLE POINT ON THE NORTH RIGHT-OF-WAY LINE OF SKYLINE DRIVE AS DEDICATED TO PINAL COUNTY BY THAT WARRANTY DEED RECORDED IN FEE NO. 2005-170004, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 44 MINUTES 15 SECONDS WEST, 29.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE;  
THENCE SOUTH 86 DEGREES 47 MINUTES 02 SECONDS WEST, 151.79 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 3 DEGREES 07 MINUTES 25 SECONDS EAST A DISTANCE OF 450.00 FEET; THENCE SOUTHWESTERLY 197.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 11 MINUTES 40 SECONDS;  
THENCE SOUTH 61 DEGREES 40 MINUTES 55 SECONDS WEST, 147.94 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHWESTERLY 208.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 53 MINUTES 26 SECONDS TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO JOHNSON UTILITIES IN FEE NO. 2006-33983, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;  
THENCE NORTH 8 DEGREES 42 MINUTES 07 SECONDS WEST, 129.89 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL;  
THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST, 23.56 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED IN FEE NO. 2005-10320, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, ALSO BEING THE EAST BOUNDARY OF MORNING SUN FARMS UNIT 3, AS RECORDED IN CABINET F, SLIDE 25, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;  
THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST 207.78 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 12 DEGREES 06 MINUTES 29 SECONDS EAST, 229.21 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3.



# ALTA COMMITMENT FOR TITLE INSURANCE

Issued by: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## NOTICE

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:

**Pioneer Title Agency, Inc.**

1550 E. Missouri Ave.  
Phoenix, AZ 85014

\_\_\_\_\_  
Authorized Signatory

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

[www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By

President

Attest

Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**ORT Form 4757-WR**

ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I—Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

## 8. PROFORMA POLICY

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

## 9. CLAIMS PROCEDURES

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This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**ORT Form 4757-WR**

ALTA Commitment for Title Insurance 2021 v. 01.00

07/01/2021

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Pioneer Title Agency, Inc.  
Issuing Office: 1550 E. Missouri Ave., Phoenix, AZ 85014  
ALTA® Universal ID: 0000097  
Loan ID Number:  
Issuing Office File Number: 74100901-041-JPP  
Property Address: vacant land, , AZ  
Revision Number:

**SCHEDULE A**

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **January 22, 2025 at 7:30 AM**
2. Policy to be issued:
  - (a) **None**  
 Proposed Insured:  
 Proposed Amount of Insurance: **\$0.00**
  - (b) **ALTA Loan Policy 7-1-21 Extended Coverage**  
 Proposed Insured: **Kerkhoff Capital, LLC**  
 Proposed Amount of Insurance: **\$2,150,000.00**
  - (c) **None**  
 Proposed Insured:  
 Proposed Amount of Insurance: **\$0.00**
3. The estate or interest in the Land at the Commitment Date is:  
**FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in:  
**Cravath Whole Life Communities, LLC, an Arizona limited liability company**
5. The Land is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

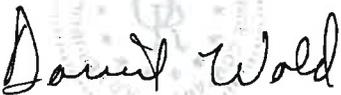
Issued through the Office of:  
**Pioneer Title Agency Inc.**  
1550 E. Missouri Ave.  
Phoenix, AZ 85014



Authorized Signatory

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111 [www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By  President

Attest  Secretary

**Note: Please direct all inquiries and correspondence to Jodi Thalheimer, your escrow officer, at (480) 941-7073 or [jodi.thalheimer@pioneertitleagency.com](mailto:jodi.thalheimer@pioneertitleagency.com). (TN4)**

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**EXHIBIT A  
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT ONE (1) OF SECTION TWELVE (12), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND A PORTION OF LOT SEVEN (7) OF SECTION ONE (1), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1 FROM WHICH THE EAST QUARTER CORNER OF SECTION 1 BEARS NORTH 3 DEGREES 18 MINUTES 32 SECONDS WEST, 2,657.63 FEET;

THENCE NORTH 3 DEGREES 16 MINUTES 32 SECONDS WEST, 71.09 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1;

THENCE SOUTH 86 DEGREES 41 MINUTES 28 SECONDS WEST, 55.00 FEET TO AN ANGLE POINT ON THE NORTH RIGHT-OF-WAY LINE OF SKYLINE DRIVE AS DEDICATED TO PINAL COUNTY BY THAT WARRANTY DEED RECORDED IN FEE NO. 2005-170004, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 41 DEGREES 44 MINUTES 15 SECONDS WEST, 29.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE;

THENCE SOUTH 86 DEGREES 47 MINUTES 02 SECONDS WEST, 151.79 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 3 DEGREES 07 MINUTES 25 SECONDS EAST A DISTANCE OF 450.00 FEET;

THENCE SOUTHWESTERLY 197.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 11 MINUTES 40 SECONDS;

THENCE SOUTH 61 DEGREES 40 MINUTES 55 SECONDS WEST, 147.94 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 400.00 FEET;

THENCE SOUTHWESTERLY 208.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 53 MINUTES 26 SECONDS TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO JOHNSON UTILITIES IN FEE NO. 2006-33983, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;

THENCE NORTH 8 DEGREES 42 MINUTES 07 SECONDS WEST, 129.89 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL;

THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST, 23.56 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED IN FEE NO. 2005-10320, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, ALSO

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**EXHIBIT A**  
(Continued)

BEING THE EAST BOUNDARY OF MORNING SUN FARMS UNIT 3, AS RECORDED IN CABINET F, SLIDE 25, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;

THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST 207.78 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;

THENCE NORTH 12 DEGREES 06 MINUTES 29 SECONDS EAST, 229.21 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;

THENCE NORTH 30 DEGREES 22 MINUTES 59 SECONDS EAST, 90.64 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;

THENCE NORTH 30 DEGREES 22 MINUTES 59 SECONDS EAST, 234.14 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;

THENCE NORTH 47 DEGREES 01 MINUTES 39 SECONDS EAST, 308.33 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;

THENCE NORTH 86 DEGREES 41 MINUTES 28 SECONDS EAST, 235.89 FEET ALONG THE EASTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GARY ROAD AS DEDICATED TO PINAL COUNTY BY THAT SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2005-67008, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;

THENCE SOUTH 3 DEGREES 18 MINUTES 32 SECONDS EAST, 887.13 FEET ALONG THE WEST RIGHT-OF-WAY-LINE OF SAID GARY ROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT FROM THE UNITED STATES OF AMERICA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 1 AND THE NORTHEAST ONE QUARTER OF SECTION 12, BOTH IN TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF GARY ROAD AND SKYLINE DRIVE;

THENCE S 86°35'42" W ALONG THE CENTERLINE OF SKYLINE DRIVE 229.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N 03°29'52" W;

THENCE SOUTH WESTERLY ALONG SAID CURVE 174.60 FEET THROUGH CENTRAL ANGLE OF 25°00'34";

THENCE S 61°29'35" W, 147.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET;

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**EXHIBIT A**

(Continued)

THENCE WESTERLY ALONG SAID CURVE 229.06 FEET THROUGH A CENTRAL ANGLE OF 29°09'52";  
THENCE LEAVING THAT CENTERLINE N 00°39'27" E, 50.00 FEET TO A POINT ON THE NORTHERLY LINE  
OF SKYLINE DRIVE;

THENCE DEPARTING SAID NORTHERLY LINE, N 08°04'46" W, 148.76 FEET;

THENCE N 86°23'45" E, 64.63 FEET;

THENCE N 03°36'15" W, 5.00 FEET TO THE POINT OF BEGINNING;

THENCE S 86°23'45" W, 60.00 FEET;

THENCE N 03°36'15" W, 60.00 FEET;

THENCE N 86°23'45" E, 60.00 FEET;

THENCE S 03°36'15" E, 60.00 FEET TO THE POINT OF BEGINNING; AND

TOGETHER WITH THE FOLLOWING EASEMENTS:

BEING A STRIP OF LAND 10 FEET WIDE OVER THAT PORTIONS OF THE SOUTHEAST ONE QUARTER OF  
SECTION 1 AND THE NORTHEAST ONE QUARTER OF SECTION 12, BOTH IN TOWNSHIP 3 SOUTH,  
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING 5  
FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF GARY ROAD AND SKYLINE DRIVE;

THENCE S 86°35'42" W ALONG THE CENTERLINE OF SKYLINE DRIVE 229.34 FEET TO THE BEGINNING  
OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET,  
THROUGH WHICH POINT A RADIAL LINE BEARS N 03°29'52" W;

THENCE SOUTHWESTERLY ALONG SAID CURVE 174.60 FEET THROUGH CENTRAL ANGLE OF 25°00'34";

THENCE S 61°29'35" W, 147.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE  
NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 229.06 FEET THROUGH A CENTRAL ANGLE OF 29°09'52";

THENCE LEAVING THAT CENTERLINE N 00°39'27" E, 50.00 FEET TO A POINT ON THE NORTHERLY LINE  
OF SKYLINE DRIVE, SAID POINT COINCIDENT WITH THE POINT OF BEGINNING;

THENCE N 08°04'46"W, 148.76 FEET; THENCE N 86°23'45"E, 64.63 FEET TO THE END OF SAID STRIP; AND

BEING A STRIP OF LAND 20 FEET WIDE OVER THAT PORTIONS OF THE SOUTHEAST ONE QUARTER OF  
SECTION 1 AND THE NORTHEAST ONE QUARTER OF SECTION 12, BOTH IN TOWNSHIP 3 SOUTH,  
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING  
10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE CENTERLINE INTERSECTION OF GARY ROAD AND SKYLINE DRIVE;

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**EXHIBIT A**  
(Continued)

THENCE S 86°35'42" W ALONG THE CENTERLINE OF SKYLINE DRIVE 229.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS N 03°29'52" W;

THENCE SOUTHWESTERLY ALONG SAID CURVE 174.60 FEET THROUGH CENTRAL ANGLE OF 25°00'34";

THENCE S 61°29'35" W, 147.94 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET;

THENCE WESTERLY ALONG SAID CURVE 223.37 FEET THROUGH A CENTRAL ANGLE OF 28°26'26";

THENCE LEAVING THAT CENTERLINE N 00°03'59" E, 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SKYLINE DRIVE, SAID POINT COINCIDENT WITH THE POINT OF BEGINNING;

THENCE N 08°04'46" W, 144.09 FEET; THENCE N 86°23'45" E, 59.22 FEET TO THE END OF SAID STRIP.

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## SCHEDULE B – PART I REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay second installment 2024 taxes.
6. Usual preliminary inspection report by an employee of the Company. The right is reserved to make additional Requirements or Exceptions upon examination of said report.
7. Furnish the Company with an Owner's Affidavit & Indemnity (Commercial) by the Owner itemizing all Leases, identifying Lessee, date of Lease, Terms and any options to renew. SAID CERTIFICATE SHALL ALSO STATE THAT NONE OF THE LEASES REFERRED TO THEREIN CONTAIN A FIRST RIGHT OF REFUSAL OR OPTION TO PURCHASE. Upon receipt and approval by the Company, the Exception referred to below will be limited to those parties identified in the Certificate.
8. Record Partial Release and Reconveyance of the subject property from Deed of Trust:

Amount	\$1,450,000.00
Dated	08/15/2018
Recorded	08/15/2018
Recorded in	Fee No. <a href="#">2018-61693</a>
Trustor	Cravath Whole Life Communities, LLC, an Arizona limited liability company
Trustee	Kerkhoff Capital, LLC
Beneficiary	Kerkhoff Capital, LLC

9. Submit fully executed copy of the Operating Agreement (and all amendments) executed by all Members of the limited liability company named below for examination. The right is reserved to make additional requirements upon said examination.

Cravath Whole Life Communities, LLC, an Arizona limited liability company

- or in lieu thereof -

Furnish copy of Certification of No Operating Agreement and Resolution of Authority signed by all Members.

The right is reserved to make additional requirements upon examination of the above.

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**SCHEDULE B**  
**PART I – REQUIREMENTS**  
(Continued)

10. Approval by the parties to this transaction of the legal description used in this report.

Approved:

11. Record Deed of Trust to be insured.

NOTE: If Pioneer Title Agency, Inc. is named Trustee under the Deed of Trust, the correct name and address is:

Pioneer Title Agency, Inc., an Arizona Corporation  
P.O. Box 1900  
Sierra Vista, AZ 85636

TAX NOTE:

Year	2024
Parcel No.	<a href="#">509-03-002G</a>
Total Tax	\$5,106.44
First Half	\$paid
Second Half	\$2,553.22

PRIOR to recording, obtain current tax information from:

Pinal County Treasurer  
31 N. Pinal Street  
Florence, AZ 85132  
Phone: (520) 509-3541  
Website: <http://pinalcountyaz.gov/Departments/Treasurer/Pages/TaxBillSearch.aspx>

NOTE: The only conveyance(s) affecting said land recorded within 24 months of the date of this commitment or the most recent is (are) as follows:

Deed recorded 09/25/2001 as Document No. 2001-43730 and re-recorded in Document No. [2002-19617](#).

NOTE: The address of said land is purported to be: vacant land, , AZ  
The Company assumes no liability as to the validity and/or accuracy of any such address.

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**SCHEDULE B**  
**PART I – REQUIREMENTS**  
(Continued)

**Note: Pursuant to Arizona Revised Statutes 11-480, effective January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:**

- **Print must be ten-point type (pica) or larger.**
- **Margins of at least one-half inch along the left and right sides one-half inch across the bottom and at least two inches on top for recording and return address information.**
- **Each instrument shall be no larger than 8 ½ inches in width and 14 inches in length.**

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END OF SCHEDULE B – Part I

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## SCHEDULE B – PART II EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

(Note: The above Exceptions Nos. 2 through 7, inclusive, will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)

8. Taxes and Assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:  
  
2025
9. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.

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**SCHEDULE B**  
**PART II – EXCEPTIONS**  
(Continued)

10. Obligations imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
11. Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.  
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
12. The Right of Entry to prospect for, mine and remove the minerals in said land, as reserved by United States of America, as disclosed by Patent to said land from State of Arizona.
13. Liabilities and Obligations imposed by reason of the inclusion of said land within the following named district(s):
- Central Arizona Water Conservation District  
Flood Control District  
New Magma Irrigation District  
Pinal Active Management Area Groundwater Replenishment District
14. Easements and rights incident thereto, as set forth in instrument:
- Recorded in [Docket 37, Page 388](#) and the effect by instrument recorded in Fee No. [2007-82462](#)  
Purpose electric lines
15. Easements and rights incident thereto, as set forth in instrument:
- Recorded in [Docket 66, Page 128](#)  
Purpose highway
16. Easements and rights incident thereto, as set forth in instrument:
- Recorded in [Docket 66, Page 128](#) and the effect of instrument recorded in Fee No. [2005-78599](#), and as shown in [Book 14 of Surveys, Page 54](#)  
Purpose highway
17. All matters set forth in Memorandum of Understanding and Agreement according to the terms and conditions contained therein:
- Recorded in [Docket 1239, Page 60](#)
18. All matters set forth in Agreement Relating to Exercise of Reserved Right of Way according to the terms and conditions contained therein:
- Recorded in [Docket 1461, Page 798](#) and [Docket 1536, Page 579](#)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**SCHEDULE B**  
**PART II – EXCEPTIONS**  
(Continued)

19. All matters set forth in Ordinance NO. 122000-BS according to the terms and conditions contained therein:  
Recorded in Fee No. 2001-756
20. All matters set forth in Ordinance No. 121207-AQ1 according to the terms and conditions contained therein:  
Recorded in Fee No. 2008-1862
21. The matters shown on Survey:  
Recorded in Book 3 of Surveys, Page 247
22. All matters set forth in Resolution NO. 91901-MSF according to the terms and conditions contained therein:  
Recorded in Fee No. 2001-43599
23. Easements and rights incident thereto, as set forth in instrument:  
Recorded in Fee No. 2003-5084  
Purpose water line and ingress and egress
24. All matters set forth in Abandonment of Ditches and Reservation of Temporary Easement according to the terms and conditions contained therein:  
Recorded in Fee No. 2002-35924
25. All matters set forth in Declaration of Temporary Water Line according to the terms and conditions contained therein:  
Recorded in Fee No. 2003-231
26. All matters set forth in Temporary Construction, Drainage and Access Easement Agreement according to the terms and conditions contained therein:  
Recorded in Fee No. 2004-1608 and the effect of instrument recorded in  
Fee No. 2005-10326
27. All matters set forth in Declaration of Temporary Sewer Lin Easement according to the terms and conditions contained therein:  
Recorded in Fee No. 2005-10322

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**SCHEDULE B**  
**PART II – EXCEPTIONS**  
(Continued)

28. Easements and rights incident thereto, as set forth in instrument:
- |                     |  |
|---------------------|--|
| Recorded in Purpose | Fee No. <a href="#">2005-87791</a><br>public utilities |
|---------------------|--|
29. All matters set forth in Temporary Easement Agreement according to the terms and conditions contained therein:
- |             |                                    |
|-------------|------------------------------------|
| Recorded in | Fee No. <a href="#">2009-70940</a> |
|-------------|------------------------------------|
30. Easements and rights incident thereto, as set forth in instrument:
- |                     |  |
|---------------------|--|
| Recorded in Purpose | Fee No. <a href="#">2016-45324</a><br>utility and access |
|---------------------|--|
31. All matters set forth in Special Use Permit Resolution according to the terms and conditions contained therein:
- |             |                                   |
|-------------|-----------------------------------|
| Recorded in | Fee No. <a href="#">2017-5904</a> |
|-------------|-----------------------------------|
32. Easements and rights incident thereto, as set forth in instrument:
- |                     |  |
|---------------------|--|
| Recorded in Purpose | Fee No. <a href="#">2017-33453</a><br>power distribution |
|---------------------|--|
33. The matters shown on Survey:
- |             |                                    |
|-------------|------------------------------------|
| Recorded in | Fee No. <a href="#">2017-31616</a> |
|-------------|------------------------------------|
34. Rights of parties in possession on month-to-month tenancy or under written but unrecorded leases.

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**END OF SCHEDULE B – PART II**

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**ALTA STANDARD OR EXTENDED LOAN POLICY OF TITLE INSURANCE – 2021****EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement on the Land;
  - iii. the subdivision of land; or
  - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.  
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value;  
or
    - ii. for any other reason not stated in Covered Risk 13.b.
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records.  
Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

		
<b>WHAT DOES OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DO WITH YOUR PERSONAL INFORMATION?</b>		
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and account balances</li> <li>• Payment history and credit card or other debt</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons chooses to share; and whether you can limit this sharing.	
<b>Reasons we can share your personal information</b>	<b>Does share?</b>	<b>Can you limit this sharing?</b>
<b>For our everyday business purposes</b> – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	<b>Yes</b>	<b>No</b>
<b>For our marketing purposes</b> – to offer our products and services to you	<b>No</b>	<b>We don't share</b>
<b>For joint marketing with other financial companies</b>	<b>No</b>	<b>We don't share</b>
<b>For our affiliates' everyday business purposes</b> – information about your transactions and experiences	<b>Yes</b>	<b>No</b>
<b>For our affiliates' everyday business purposes</b> – information about your creditworthiness	<b>No</b>	<b>We don't share</b>
<b>For our affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>For non-affiliates to market to you</b>	<b>No</b>	<b>We don't share</b>
<b>Questions?</b>	<a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> ( <i>Contact Us</i> )	

<b>Who we are</b>	
<b>Who is providing this notice?</b>	Companies with an name and other affiliates. Please see below for a list of affiliates.
<b>What we do</b>	
<b>How Does protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a>
<b>How does collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>
<b>Definitions</b>	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies</p> <ul style="list-style-type: none"> <li>• <i>does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint Marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>doesn't jointly market</i></li> </ul>

<b>Affiliates Who May Be Delivering This Notice</b>				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	Kansas City Management Group, LLC	L.T. Service Corp.
Lenders Inspection Company	Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic National Ancillary Services, Inc.
Old Republic National Commercial Title Services, Inc.	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company	Old Republic Title Companies, Inc.
Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon
Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.
RamQuest Software, Inc.	Republic Abstract & Settlement LLC	Sentry Abstract Company	Surety Title Agency, Inc.	The Title Company of North Carolina
Trident Land Transfer Company, LLC				

# Pioneer Title Agency, Inc.

*Commitment to Service*

## Privacy Policy Statement

The Financial Services Modernization Act, known as the Gramm-Leach-Bliley Act, requires us to explain to our customers the ways in which we collect and use customer information.

### **We are committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with your personal and/or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, Pioneer Title Agency, Inc. has adopted this Privacy Policy to govern the use and handling of your personal information.

### **Personal Information Collected**

- Information we receive from you on applications or other forms, such as your name, address, social security number, tax identification number, asset information, and income information;
- Information about your transactions with or services performed by us, our affiliates, or others, such as information concerning your policy, premiums, payment history, information about your home or other real property, information from lenders and other third parties involved in such transaction, account balances, and credit card information; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

### **Use of Information**

We may disclose the above information (excluding information we receive from consumer or other credit reporting agencies) about our customers or former customers to our affiliates or nonaffiliated third parties as permitted by law. Disclosures may include, without limitation, the following:

- To insurance agents, brokers, representatives, support organizations, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third party contractors or service providers for the purpose of determining your eligibility for an insurance benefit or payment and/or providing you with services you have requested;
- To an insurance regulatory authority, or a law enforcement or other governmental authority, in a civil action, in connection with a subpoena or a governmental investigation;
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

### **Links to Other Websites**

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with the Privacy Policy Statement. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

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

**Comprehensive Plan Amendment unincorporated & Property Information:**

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

1. The legal description of the property: See Exhibit A attached

2. Parcel Number(s): 509-03-002G & 509-94-922B Total Acreage: 14.090 Net / 16.391 Gross

3. Current Land Use Designation: Suburban Neighborhood

4. Requested Land Use Designation: Community Center

5. Date of Concept Review: 11/12/2024 Concept Review Number: Z-PA-099-24

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

The proposed residential density is not supported under the current Comprehensive Plan Land Use Designation of Suburban Neighborhood.  
The Proposed Land Use Designation of Community Center allows for the proposed use and density. The proposed development includes 28 townhomes and 90 apartment units for a total of 118 units on 7.708 Acre portion of the overall site, equivalent to 15.31 units/acre. The residential portion of the site will be rezoned to MR Multiple Residence, while the remaining portion of the site will retain the current CB-2 zoning designation.

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

The concentration of big box retail shops and pads, recently developed less than a mile south, at the intersection of Hunt Hwy & Gary Rd, saturated the market, and does not leave much demand for this remote parcel away from high traffic areas.  
Pinal County has experienced exponential population growth over the last decade, and expected to continue to do so. Housing and rental stock has not kept pace, and there is a major pent-up demand for new rental housing.

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

The proposed amendment is needed to allow for the only economically viable development of the site. The site was created as part of the surrounding Morning Sun Farms Subdivision, and has been vacant since, for over 20 years, with the exception of a cell tower that was installed on the site in 2017. The huge concentration of big box retail shops and pads, recently developed less than a mile south, at the intersection of Hunt Hwy & Gary Rd, saturated the market, and does not leave much demand for this remote parcel away from high traffic areas.

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division



**AGENCY AUTHORIZATION**

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

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

Cravath Whole Life Communities, LLC - an Arizona Limited Liability Corporation

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**  
hereinafter referred to as "Owner," is/are the owner(s) of 14.09 acres located at  
the NWC of Gary Rd & Skyline Dr., \_\_\_\_\_, and further identified

**[Insert Address of Property]**  
as assessor parcel number 509-03-002G & 509-94-922B and legally described as follows:  
**[Insert Parcel Number]**

**[Legal Description is attached hereto as Exhibit A]**

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

Owner hereby appoints Kristjan Sigurdsson

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

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

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

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

**[Signature]** \_\_\_\_\_

**[Signature]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
**[Insert Name of Signor(s)]**

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary Public

Corporate PROPERTY OWNER signa  
signs this signature block NOT the l

STATE OF Montana

COUNTY OF Flathead

# EXHIBIT A - LEGAL DESCRIPTION

## RCEL NO. 1:

PORTION OF LOT ONE (1) OF SECTION TWELVE (12), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA AND A PORTION OF LOT SEVEN (7) OF SECTION ONE (1), TOWNSHIP THREE (3) SOUTH, RANGE SEVEN (7) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1 FROM WHICH THE EAST QUARTER CORNER OF SECTION 1 BEARS NORTH 3 DEGREES 18 MINUTES 32 SECONDS WEST, 2,657.63 FEET;  
THENCE NORTH 3 DEGREES 16 MINUTES 32 SECONDS WEST, 71.09 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 1;  
THENCE SOUTH 86 DEGREES 41 MINUTES 28 SECONDS WEST, 55.00 FEET TO AN ANGLE POINT ON THE NORTH RIGHT-OF-WAY LINE OF SKYLINE DRIVE AS DEDICATED TO PINAL COUNTY BY THAT WARRANTY DEED RECORDED IN FEE NO. 2005-170004, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE SOUTH 41 DEGREES 44 MINUTES 15 SECONDS WEST, 29.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE;  
THENCE SOUTH 86 DEGREES 47 MINUTES 02 SECONDS WEST, 151.79 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A QUARTER-ANGLE TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 3 DEGREES 07 MINUTES 25 SECONDS EAST A DISTANCE OF 450.00 FEET;  
THENCE SOUTHWESTERLY 197.88 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 11 MINUTES 40 SECONDS;  
THENCE SOUTH 61 DEGREES 40 MINUTES 55 SECONDS WEST, 147.94 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHWESTERLY 208.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SKYLINE DRIVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 53 MINUTES 26 SECONDS TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO JOHNSON UTILITIES IN FEE NO. 2006-33983, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;  
THENCE NORTH 8 DEGREES 42 MINUTES 07 SECONDS WEST, 129.89 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL;  
THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST, 23.56 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND CONVEYED IN FEE NO. 2005-10320, OFFICIAL RECORDS OF PINAL COUNTY RECORDER, ALSO BEING THE EAST BOUNDARY OF MORNING SUN FARMS UNIT 3, AS RECORDED IN CABINET F, SLIDE 25, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;  
THENCE NORTH 3 DEGREES 24 MINUTES 55 SECONDS WEST 207.78 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 12 DEGREES 06 MINUTES 29 SECONDS EAST, 229.21 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 30 DEGREES 22 MINUTES 59 SECONDS EAST, 90.64 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 30 DEGREES 22 MINUTES 59 SECONDS EAST, 234.14 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 47 DEGREES 01 MINUTES 39 SECONDS EAST, 308.33 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3;  
THENCE NORTH 86 DEGREES 41 MINUTES 28 SECONDS EAST, 235.89 FEET ALONG THE WESTERLY BOUNDARY OF SAID MORNING SUN FARMS UNIT 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GARY ROAD AS DEDICATED TO PINAL COUNTY BY THAT SPECIAL WARRANTY DEED RECORDED IN FEE NO. 2005-67008, OFFICIAL RECORDS OF PINAL COUNTY RECORDER;  
THENCE SOUTH 3 DEGREES 18 MINUTES 32 SECONDS EAST, 887.13 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GARY ROAD TO THE POINT OF BEGINNING.

CEPTING THEREFROM ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE DEED FROM THE UNITED STATES OF AMERICA.

## RCEL NO. 2:

ACT A, MORNING SUN FARMS UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 125.

CEPTING THEREFROM ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE DEED FROM THE UNITED STATES OF AMERICA.

**AREA = 14.090 ACRES**

**613,772 SQ. FEET**

## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

### **Intent:**

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

### **Determination:**

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

### **Organization:**

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

### **How Is the Checklist Used?**

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

### **Who Should Use the Checklist?**

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

# PART ONE

## Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

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

The proposal:

Is consistent with the **Sense of Community** vision component

Please explain:

The proposed development is a mixed use community center with residential and commercial uses. It will be a vibrant place where people can interact within the residential courtyard setting and the various retail, restaurant and service uses part of the commercial portion of the development, fostering a sense of community for residents and visitors alike.

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

The proposal:

- Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The site is ideally located at the intersection of Gary Rd and skyline Dr, both of which are identified as Routes of Regional Significance, and designated as Major arterials. The site is also located less than a mile (easy bike ride or walk) from the major community center at Gary Rd & Hunt Hwy.

Future Transit Plans propose a station for the proposed commuter rail service between Tuscon and Phoenix in close proximity to the site. A proposed express bus route to other communities in Maricopa County is also planned in the immediate area of the site.

**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

- Is consistent with the **Economic Sustainability** vision component

Please explain:

The proposed mixed-use community center includes 118 residential units and several retail, restaurant and service type uses, that will allow those residents to Live-Work-Play in the immediate area of the site.

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

The proposal:

Is consistent with the **Open Spaces and Places** vision component

Please explain:

The site is located adjacent to a large open natural wash along the western boundary, that provides an open space buffer between the proposed multifamily and existing single family to the west. The proposed development will also include more than 50,000 SF of active and passive recreation and other open spaces, over 17% of the net site area.

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

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

The site is located adjacent to a large open natural wash along the western boundary. The proposed townhomes are located along this boundary with their back yards/patio overlooking the wash. This land planning also improves the view from the single family homes to the west, that might otherwise be looking at a rear service drive, trash and parking areas for previously allowed commercial uses. The proposed development anticipates achieving a high level of sustainability, utilizing recognized green building features.

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

The proposal:

Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The site is located less than a mile (easy bike ride or walk) from the major community center at Gary Rd & Hunt Hwy. Emergency health care center is located within that community center.  
There are several local/neighborhood parks within easy walking distance.  
The mix of land uses proposed promotes physical activity, such as walking or cycling.

**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

There are several Pre-K-8 schools, and a high-school, located within a one mile radius of the site.

## PART TWO

### Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

#### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- Are shown as indicated on the Land Use and Economic Development graphic
- Are not shown as indicated on the Land Use and Economic Development graphic

Current and projected land use is **Suburban Neighborhood**. The proposed Non-Major Amendment would change the land use designation to **Community Center**, similar to several other Community Centers in the area that are located within and surrounded by a Suburban Neighborhood. This proposed community center is located centrally between three other community centers, shortening the travel distance to provided services.

#### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- Meet the Mixed Use Activity Center requirements
- Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The site is not located within a designated Mixed-Use Active Center shown on the greater Pinal County Comprehensive Plan. The San tan Valley special Area Plan does not include any Mixed-Use activity Centers.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

The proposed mixed-use development is located in the **San Tan Valley Special Planning Area (STVSPA)**, which does not include or define Mixed-Use activity Centers, but includes the **Community Center** Land Use Designation which we fit nicely into. By definition, a Community Center is a place type that incorporates every day and special shopping, eating or entertainment needs, serving several neighborhoods. Stand-alone multi-family residential uses can be placed to support these uses, but commercial is the dominant use.

## **Consistency with the Planning Guidelines described in the Land Use element**

The project land uses:

- Are consistent with the applicable Planning Guidelines described in the Land Use element**

The proposed development is consistent with the Compatibility, Suitable Land Use, Development Intensity and Form Guidelines noted in the STVSAP and outlined below:

Compatibility: All 2 story proposed

Located along two arterial streets, one of which is a Regionally Significant Route

Residential component used to buffer adjacent single-family residential area from the commercial

Suitable Land Use: Community Commercial, Single-Family-Attached (Townhomes) and Multi-Family

Development Intensity: 15.3 du/ac

Form: Predominantly developed for commercial use with integrated residential adjacent

## **Quality Employment Opportunities County-wide**

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- Is consistent with the Economic Development element**
- Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.**

**Please explain:**

The commercial component of the proposed Community center will create quite a few new jobs at build-out.

The residential components supports the commercial by proximity.

The residential component will include provisions for remote work from home.

### **Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- Clusters development to protect open space and agriculture
- Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

The site was developed from farmland as most of Pinal County has been. There are still large amounts of farmland in the vicinity.

There are numerous Existing, Planned, or Proposed Multi-Use Trails in the area that can be accessed from the immediate vicinity of the site.

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### **System of Connected Trails and Preservation of Open Space**

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- Is consistent with *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places Chapter*
- Includes additional information about how the development addresses the open space Vision and goals

Please explain:

There are numerous Existing, Planned, or Proposed Open Space Areas and Multi-Use Trails in the area that can be accessed from the immediate vicinity of the site.

## Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- Address environmentally sensitive areas it may impact.
- Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The proposed development has no impact on any existing natural or cultural resources.

## Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

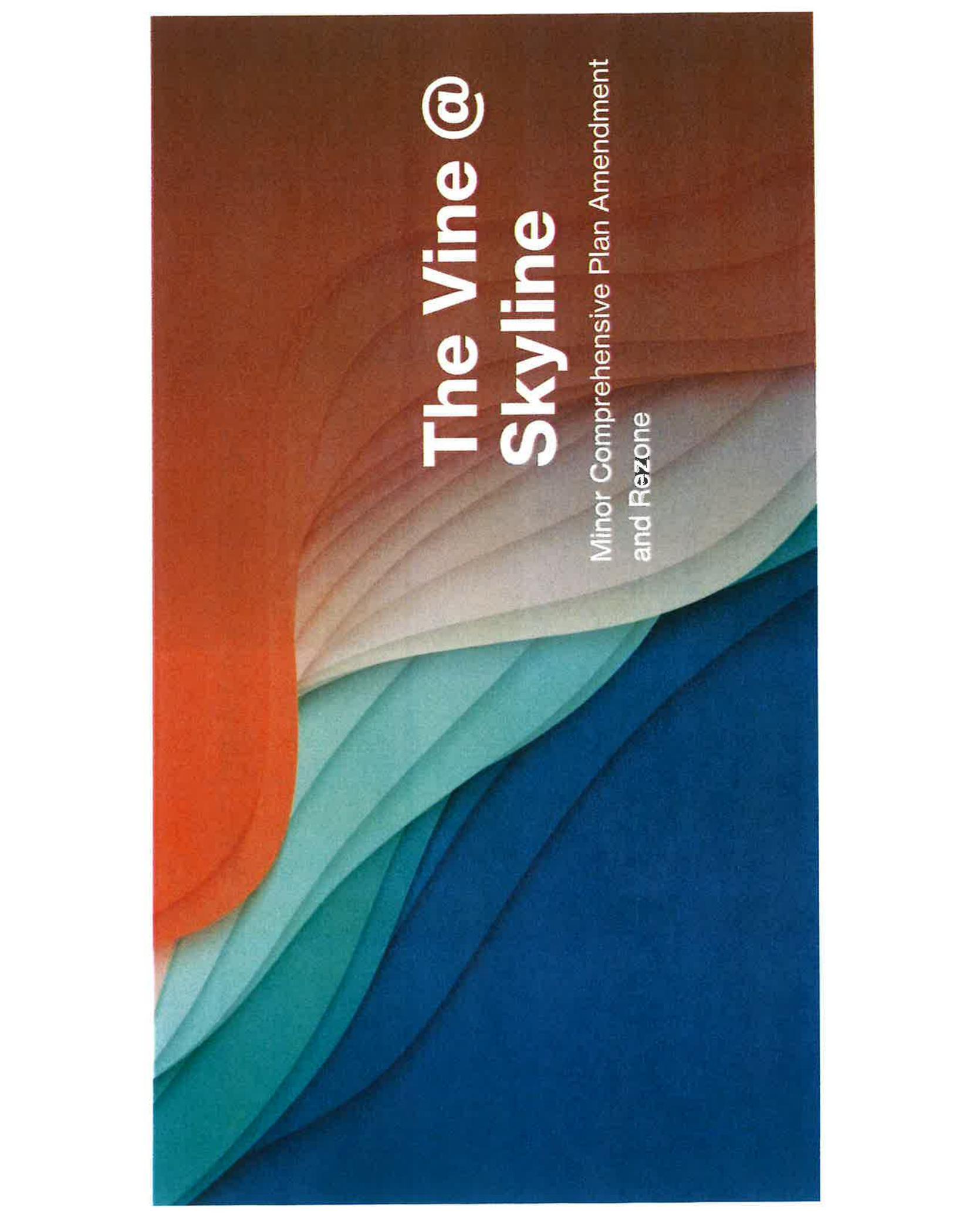
Water, Sewer and Electricity are all available at or very near the site. Water and Sewer services will be provided by EPCOR Utilities, and were planned for with the development of the Morning Sun Farms Subdivision, when this parcel was created.

I have reviewed and addressed all areas within this checklist



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Kristjan Sigurdsson



# The Vine @ Skyline

Minor Comprehensive Plan Amendment  
and Rezone



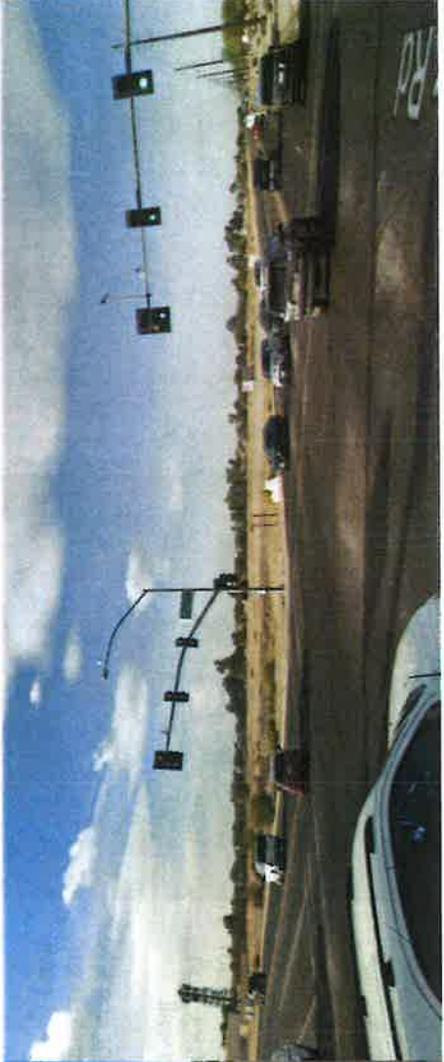
**The Location – NWC Gary Rd & Skyline Dr.**



# Context Photos



From Skyline Dr – looking NE



From Gary Rd – looking NW



From Skyline – looking NW



From Gary Rd – looking NE

Issues with current parcel/ zoning:

- Too small for big-box anchor
- Too big for all shops and pads
- Limited vehicular access from Skyline, makes rear/west portion of parcel difficult for commercial use
- Too close to a major power center at Gary Rd & Hunt Hwy
  - potential tenants all prefer to locate there, instead of at this site

Major Power Center, including 3 big box anchors, multiple pads and shops located just ½ mile away.



Proposed Solution:

- Maintain the kind of commercial uses likely to succeed along Gary Rd
- Incorporate a residential component into the less desirable, west portion of site, to create an integrated mixed-use development with a strong live-work-play component.

Supportive elements:

- Demand for rental housing is relatively high and availability is relatively low.
- Per recent Pinal County Housing Plan, 10-12,000 additional new households will be renters within the next 10 years, reflecting current affordability challenges in the housing market.

### San Tan Valley Special Area Plan (2018)

- The distribution of housing types is dramatically skewed with detached, single-family homes accounting for 99.5% of all units, leaving only 0.5% dedicated to multi-family units, such as townhomes and apartments
- Make-up of population is changing, with more young families and retirees, looking for easy access to services. STV lacks places where people can meet, interact and enjoy the community they live in. Creating vibrant places where generations can interact is key to fostering a sense of community.
- Health is shaped by the places where we live, work, learn and play.
- Increase residential density around commercial nodes to encourage developed neighborhoods to be more walkable.
- No neighborhood commercial development shall exceed 25 acres when combined with all four corners of an intersection. Current CB-2 zoning is +/- 28 acres. This application would reduce that to 21 acres.
- Buffers should be provided between applicable land uses in accordance with PSDCS
  - Single Family – Drainage Tract - Townhomes – Apartments - Commercial
- Current 'Suburban Neighborhood' lists Townhomes with a density up to 8 du/ac as suitable land use.
- Proposed 'Community Center' incorporates every day services with stand-alone multi-family to support those uses, but commercial is the dominant use.
- Higher intensity and/or less compatible commercial uses should not be located adjacent to single family residential neighborhoods.
- The more housing that is located near commercial areas, creates the potential for more people to walk and reduces car trips, making roads less congested.

## Residential:

Site Area: 7.14 Net Acres / 7.71 Gross Acres

Proposed Use: 28 Townhomes and  
90 Apartment Units

Density: 15.31 DU / AC

Building Height: 2 story / 26 feet

Lot Coverage: 36.5 %

Land Area per DU: 2,635 SF

Open Space: +/- 53,000 SF / 17%

Unit Mix:

- 28 Townhomes (3 Bed Rm/1,850 SF)
- 20 1 Bedroom (+/- 800 SF)
- 70 2 Bedroom (+/- 1,200 SF)

Parking: All required parking provided  
in attached private garages

**Traffic Volume: 15% of Commercial  
Reducing the impact on traffic congestion**



## Commercial:

Site Area: 6.36 Net Acres / 8.68 Gross Acres

Proposed Use: 6 Pad Buildings

- Gas Station / Convenience Store
- Restaurants (w/ Drive-through)
- Restaurant (sit down)
- Bank
- Daycare

Compatibility with existing Comprehensive  
Plan designation:

- **Single Family Attached (Townhomes) are  
considered suitable and compatible up to  
8 DU/AC.**

- The proposed townhome portion of the  
site is currently allowed; hence the  
proposed amendment is only needed to  
allow the 2 story apartments in-between  
the townhomes and the commercial pads.

## Proposed Site Plan

## Other Neighborhood Concerns:

There is a big misconception that apartments significantly increase traffic and cause congestion

### **Results**

The proposed Vine at Skyline is anticipated to generate, as a total of both directions, the traffic volumes provided in Table 1.

**Table 1: Vine at Skyline Trip Generation**

USE	DAY	TRAFFIC VOLUMES		
		AM PEAK	MD PEAK	PM PEAK
TOTAL COMMERCIAL	4,710	439	633	456
MULTI-FAMILY	832	59	52	71
TOTAL	5,542	498	685	527

The residential component of the Vine at Skyline total site traffic is 15 % of the day traffic, 12% of the morning peak hour traffic, 8% of the mid-day peak hour traffic and 13% of the evening peak hour traffic.

The idea that apartments increase traffic and cause congestion is a myth, not reality.

There is also a big misconception that apartments bring increased crime and vandalism to the area they are located in. This perspective has fueled neighborhood resistance to new projects, with fears of declining safety and reduced property values

A recent study by the Livable Cities Lab at UC Irvine offers strong evidence against this belief. Researchers analyzed crime and housing data in Orange County, comparing neighborhoods three years before and three years after affordable housing was introduced. Their findings included:

- Crime rates went down, especially violent crimes such as robbery and assault.
  - Property values went up, with nearby homes gaining about \$16,000 in value.
  - Communities with higher poverty levels saw the strongest positive effects.
- Irvine, the city with the most affordable housing in the county, has been ranked the safest city in the U.S. for 16 consecutive years.

These results are not isolated. They echo studies from other parts of the country showing that affordable housing does not increase crime. Instead, it often provides stability, reduces insecurity, and strengthens community bonds. The UC Irvine research makes it clear: the idea that affordable housing causes crime is a myth, not reality.



# San Tan Valley Special Area Plan – Land Use / Place Type

## EXISTING: Suburban Neighborhood

This place type is distinguished by its traditional suburban neighborhoods of single family detached and limited single-family attached houses, neighborhood-scaled shopping facilities, and civic uses

SUITABLE LAND USE: **Single-Family Attached (Townhomes)**

Neighborhood Commercial

COMPATIBILITY: Stories (Residential): 1-2

DEVELOPMENT INTENSITY: **4-8 du/ac (Single-Family Attached)**

## PROPOSED: Community Center

This place type incorporates every day and special shopping, eating or entertainment needs, serving several neighborhoods. Stand-alone multi-family residential uses can be placed to support these uses, but commercial is the dominant use

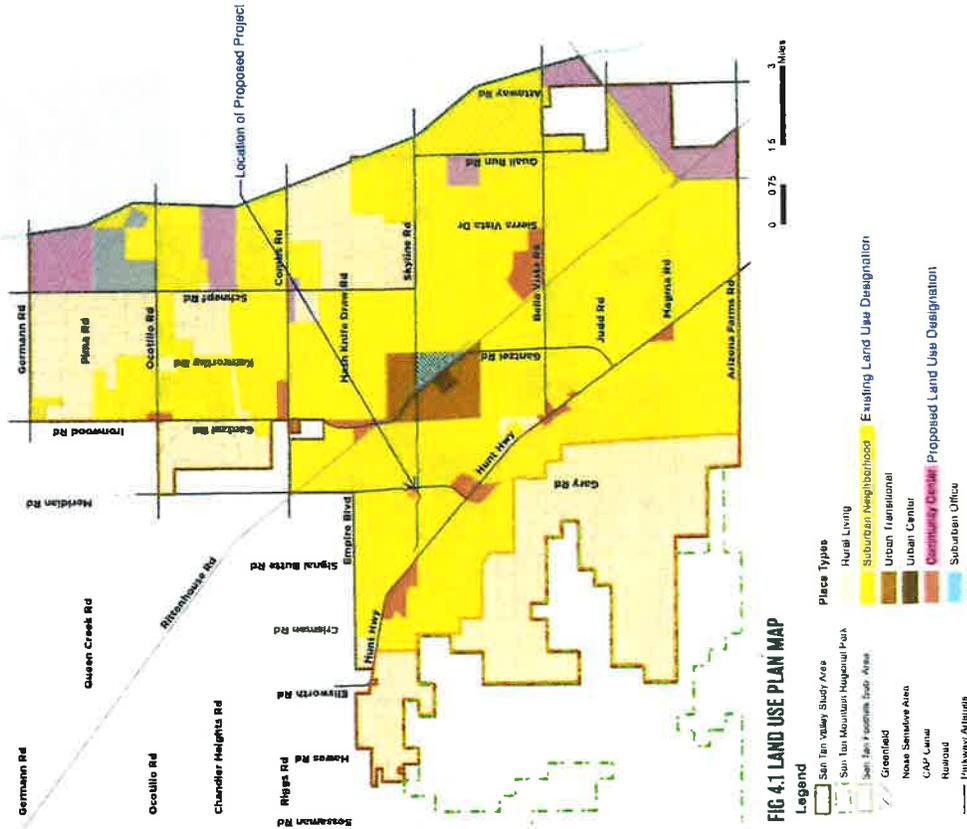
SUITABLE LAND USE: Single-Family Attached (Townhomes)

Multi-Family (stand alone)

Community Commercial

COMPATIBILITY: Stories (Residential): 1-3

DEVELOPMENT INTENSITY: 8-16 du/ac (Residential)



# Existing & Proposed Zoning

**EXISTING ZONING** +/- 28 ACRES OF COMMERCIAL



**PROPOSED ZONING** +/- 21 ACRES OF COMMERCIAL



# Zoning Compatibility

FIG 4.2 PLACE TYPE AND ZONING COMPATIBILITY TABLE - AS OF FEBRUARY 18, 2012

Existing CB-2 zoning is not compatible with existing Suburban Neighborhood Place Type but is compatible with proposed Community Center Place Type.

ZONING DISTRICTS (As of February 18, 2012)	RURAL LIVING	SUBURBAN NEIGHBORHOOD	SUBURBAN TRANSITIONAL	COMMUNITY CENTER	URBAN CORE	SUBURBAN OFFICE	EMPLOYMENT CENTER
PERMITTED +							
CAR							
SR							
SH							
CR							
CR1-A							
CR-1							
CR-2							
CR-3							
CR-4							
CR-5							
MH							
RV							
MHP							
PM/RVP							
TR							
CB-1							
CB-2							
CI-B							
CI-1							
CI-2							

FIG 4.3 PLACE TYPE AND ZONING COMPATIBILITY TABLE - PRE FEBRUARY 18, 2012

ZONING DISTRICTS (Existing Before February 18, 2012)	RURAL LIVING	SUBURBAN NEIGHBORHOOD	SUBURBAN TRANSITIONAL	COMMUNITY CENTER	URBAN CORE	SUBURBAN OFFICE	EMPLOYMENT CENTER
PERMITTED +							
RU-10							
RU-5							
RU-3							
RU-2							
RU-1.75							
RU-C							
R-43							
R-35							
R-20							
R-12							
R-9							
R-7							
MO							
MO							
AC-1							
AC-2							
AC-3							
O-1							
O-2							
C-1							
C-2							
C-3							
I-1							
I-2							
I-3							
MH-6							
MHP-435							
PM/RV-435							

# Uses Permitted

## **EXISTING CB-2 GENERAL COMMERCIAL**

- Retail Shops, Personal Services, Recreation Facilities, Restaurants
- Professional Offices, Private Club or Lodge
- Church, Club, College, Private School
- Hotel, Hospital, Clinic, Dispensary, Sanitarium
- Auto Rental, Auto Repair, Boat Storage or Rental
- Lumber Yard
- Mortuary
- Sheet metal or tinsmith shop, Sign painting shop, Storage Building
- Contractor's equipment or supplies, Farm equipment or machinery
- Machinery, commercial and industrial
- Light Manufacturing
- Cemetery or Crematory
- Drive-in theatre
- Radio or television tower or booster station
- Veterinary Hospital or kennels

## **PROPOSED MR MULTI RESIDENTIAL**

- Multiple dwelling, townhomes and apartments

# Development Standards

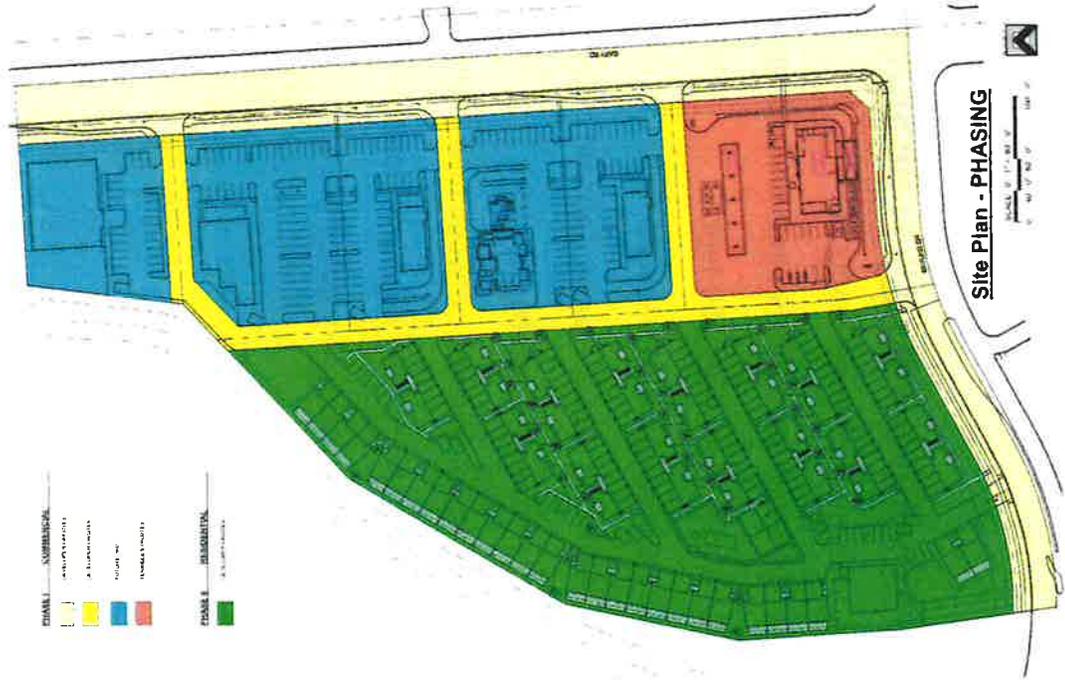
## EXISTING CB-2 GENERAL COMMERCIAL

- A. Minimum lot area: None
- B. Minimum land area per individual dwelling: 3,500 SF
- C. Minimum lot width: None
- D. Minimum front setback: 15 feet.
- E. Minimum side setbacks: None
- F. Minimum rear setback: 10 feet.
- G. Minimum distance between main buildings: None
- H. Maximum building height: 35 feet.
- I. Detached accessory buildings.

## PROPOSED MR MULTI RESIDENTIAL

- A. Minimum lot area: 7,000 SF
- B. Minimum land area per individual dwelling: 1,750 SF
- C. Minimum lot width: 50 feet.
- D. Minimum front setback: 25 feet.
- E. Minimum side setbacks: Ten feet each.
- F. Minimum rear setback: 25 feet.
- G. Minimum distance between main buildings: 20 feet.
- H. Maximum building height: 36 feet.
- I. Detached accessory buildings.

# Phasing & Construction



## **Residential:**

Site Area: 7.14 Net Acres / 7.71 Gross Acres

Proposed Use: 28 Townhomes and  
90 Apartment Units

Density: 15.31 DU / AC

Building Height: 2 story / 26 feet

Lot Coverage: 36.5 %

Land Area per DU: 2,635 SF

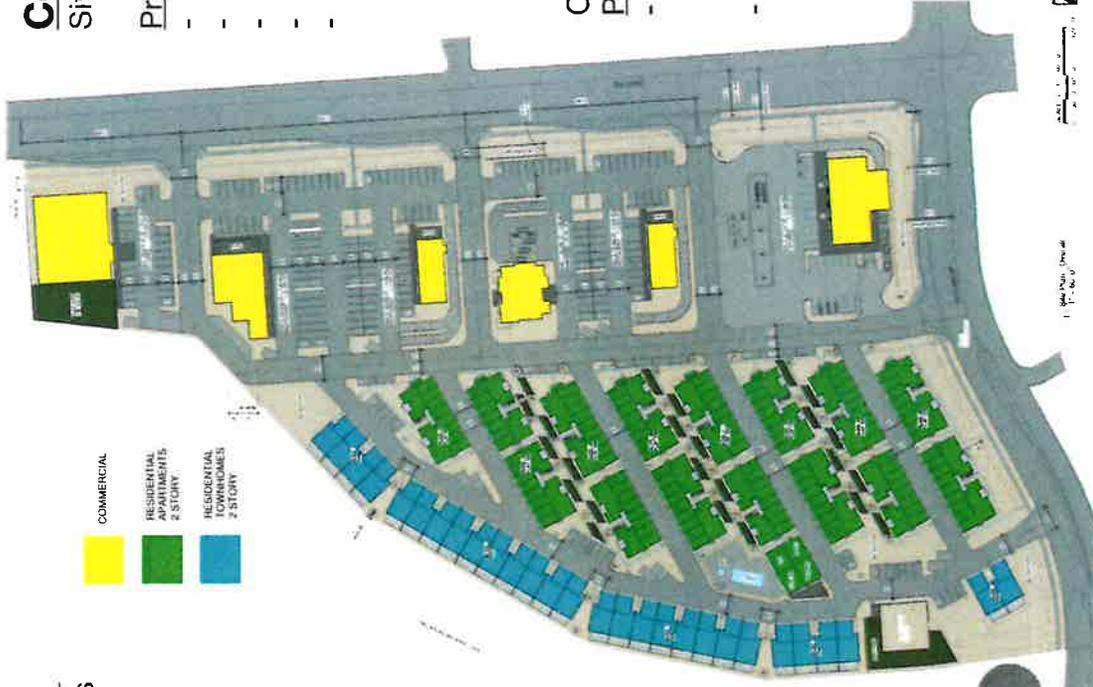
Open Space: +/- 53,000 SF / 17%

Unit Mix:

- 28 Townhomes (3 Bed Rm/1,850 SF)
- 20 1 Bedroom (+/- 800 SF)
- 70 2 Bedroom (+/- 1,200 SF)

Parking: All required parking provided  
in attached private garages

**Traffic Volume: 15% of Commercial  
Reducing the impact on traffic congestion**



## **Commercial:**

Site Area: 6.36 Net Acres / 8.68 Gross Acres

Proposed Use: 6 Pad Buildings

- Gas Station / Convenience Store
- Restaurants (w/ Drive-through)
- Restaurant (sit down)
- Bank
- Daycare

Compatibility with existing Comprehensive  
Plan designation:

- Single Family Attached (Townhomes) are  
considered suitable and compatible up to  
8 DU/AC.

- The proposed townhome portion of the  
site is currently allowed; hence the  
proposed amendment is only needed to  
allow the 2 story apartments in-between  
the townhomes and the commercial pads.

## **Proposed Site Plan**



# PZ-PA-020-25 & PZ-025-25



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

2/19/2026

Community Development Department

# PZ-PA-020-25 & PZ-025-25



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY

## Proposals:

- **PZ-PA-020-25** - Requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 14.07± acres of land from Suburban Neighborhood to Community Center;
- **PZ-025-25** – Requesting a rezoning of 7.7167± acres from General Business (CB-2) to Multiple Residence (MR) Zoning District.

**Location:** The subject site is generally located northwest of W Skyline Dr and N Gary Road in Pinal County, AZ.

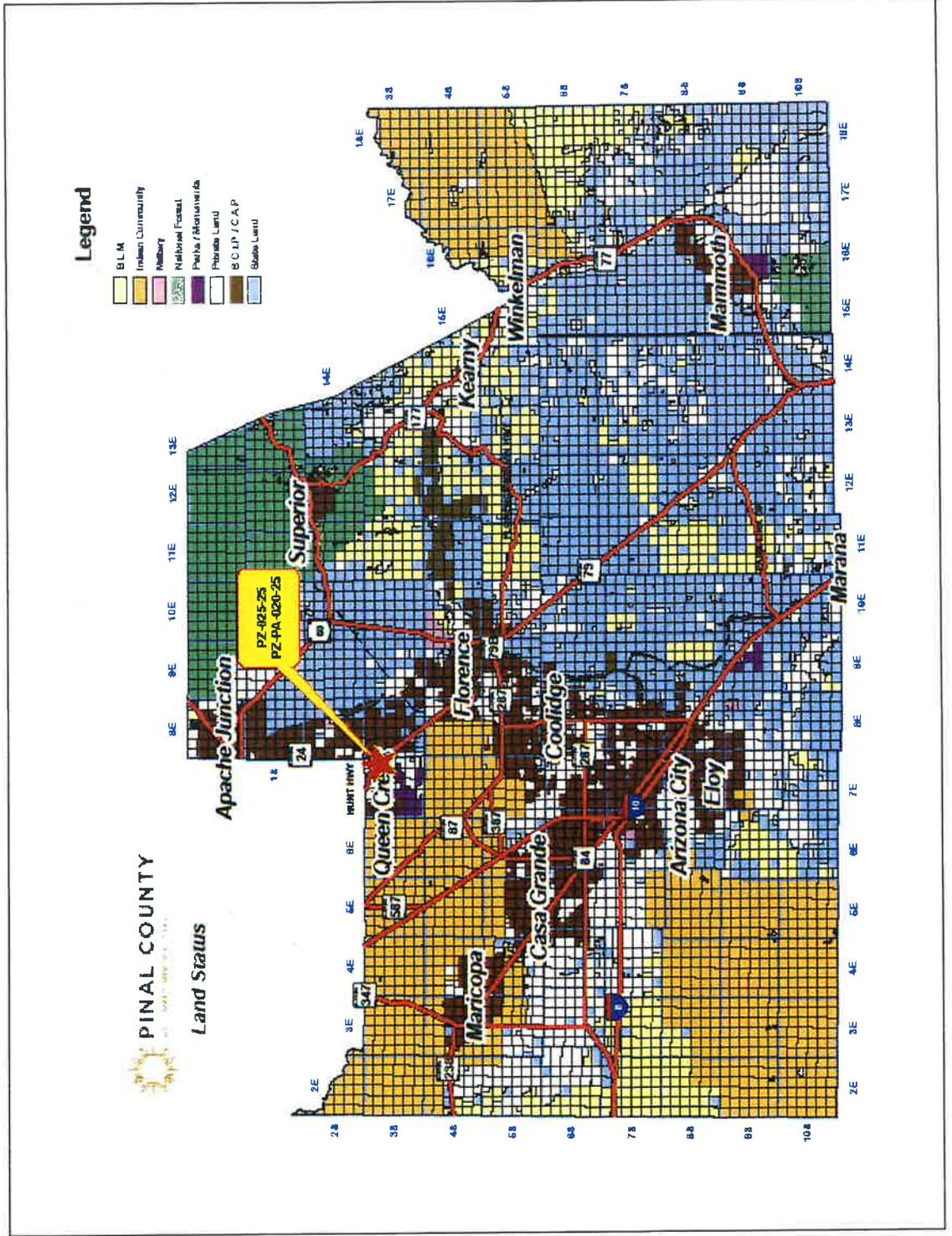
**Applicant/Owner:** Kristjan Sigurdsson/K&I Homes, LLC, applicant, on behalf of Cravath Whole Life Communities, LLC, landowner.



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY

# Vicinity Map

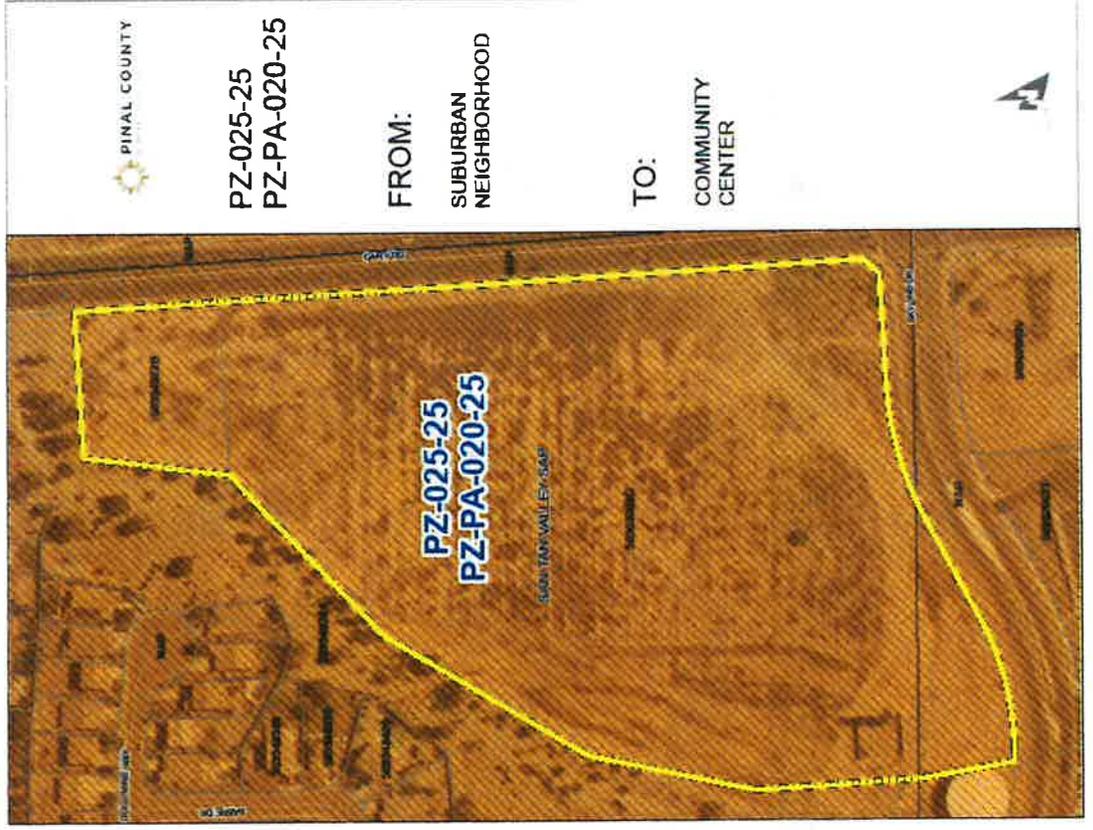




# CPA Case Map



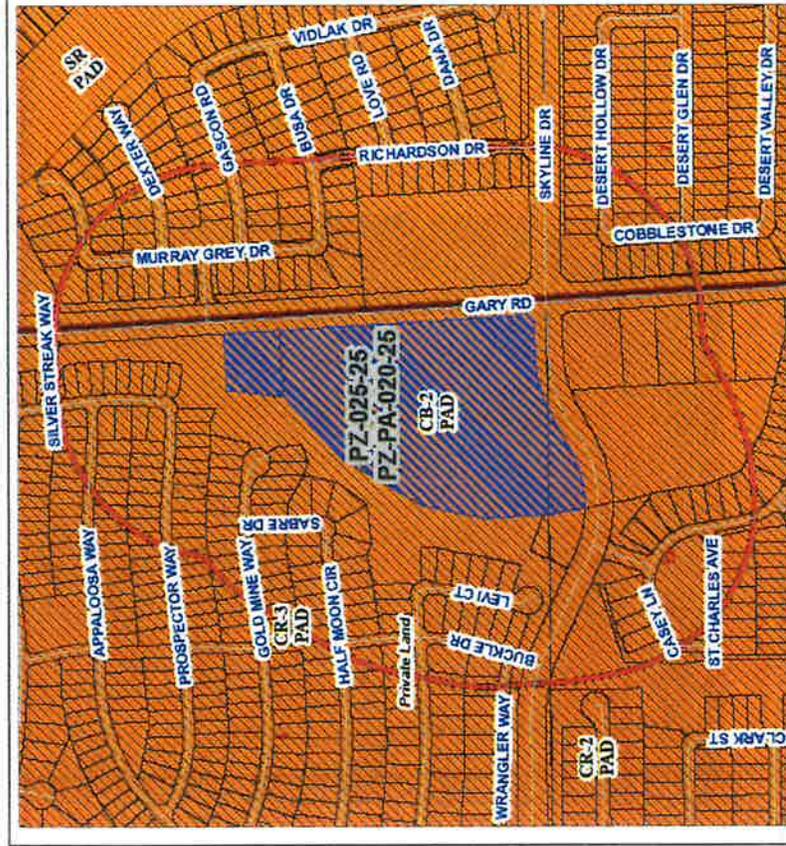
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY



# Case Map



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY



## Community Development

**PC-PA-020-25 - PUBLIC HEARING/ACTION:** Growth Whole Life Communities, LLC, owner; Kristin Sigurdson/Keli Homes, LLC, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 14.07% acres of land from Suburban Neighborhood to Community Center on a 16.201-acre parcel, 500-03-0030 and 500-04-0020 - legal lot 14 - situated in a portion of Section 12, Township 3 South, Range 7 East, located northeast of W Skyline Dr and N Gary Road in Pinal County, AZ.

**PC-025-25 - PUBLIC HEARING/ACTION:** Growth Whole Life Communities, LLC, owner; Kristin Sigurdson/Keli Homes, LLC, applicant, requesting a rezoning of 7.7166-acre from General Residential (GR-2) to Middle Residential (MR-2) zoning district, 025-025-25 - legal lot 14 - situated in a portion of Section 12, Township 3 South, Range 7 East, located northeast of W Skyline Dr and N Gary Road in Pinal County, AZ.

Current Zoning: **CB-2**

Requested Zoning: **Reszone**

Current Land Use: **MLDR**

Legal Description:  
Situated in a portion of Section 12, Township 3 South, Range 7 East, located northeast of W Skyline Dr and N Gary Road in Pinal County, AZ.



Scale: 1" = 100'

Case No.	025-025-25
Page No.	17
Sheet No.	013
Scale	1" = 100'
Date	01/11/2024
Case Number	PZ-025-25, PZ-PA-020-25

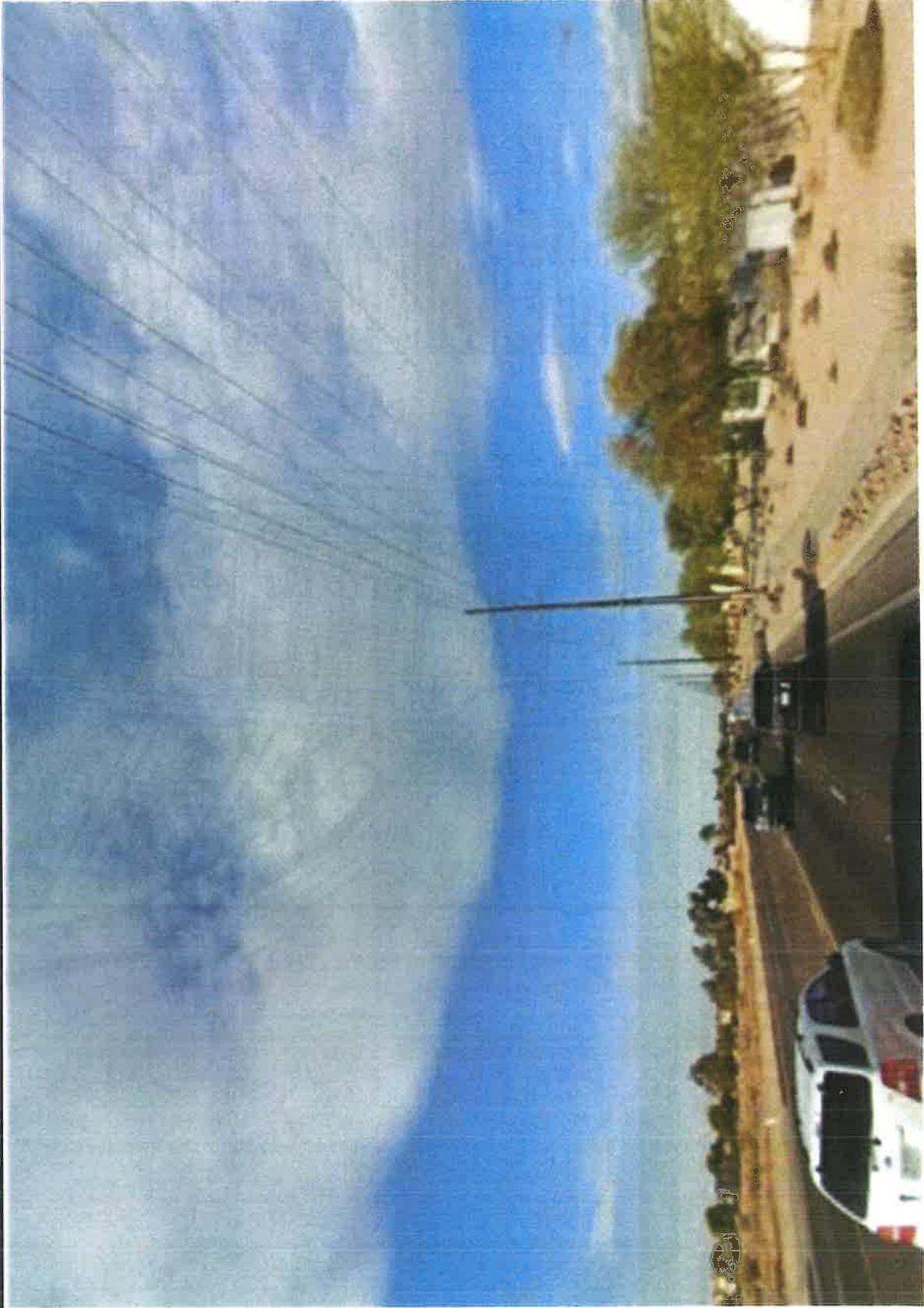


# North



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY



# South



**PINAL COUNTY**

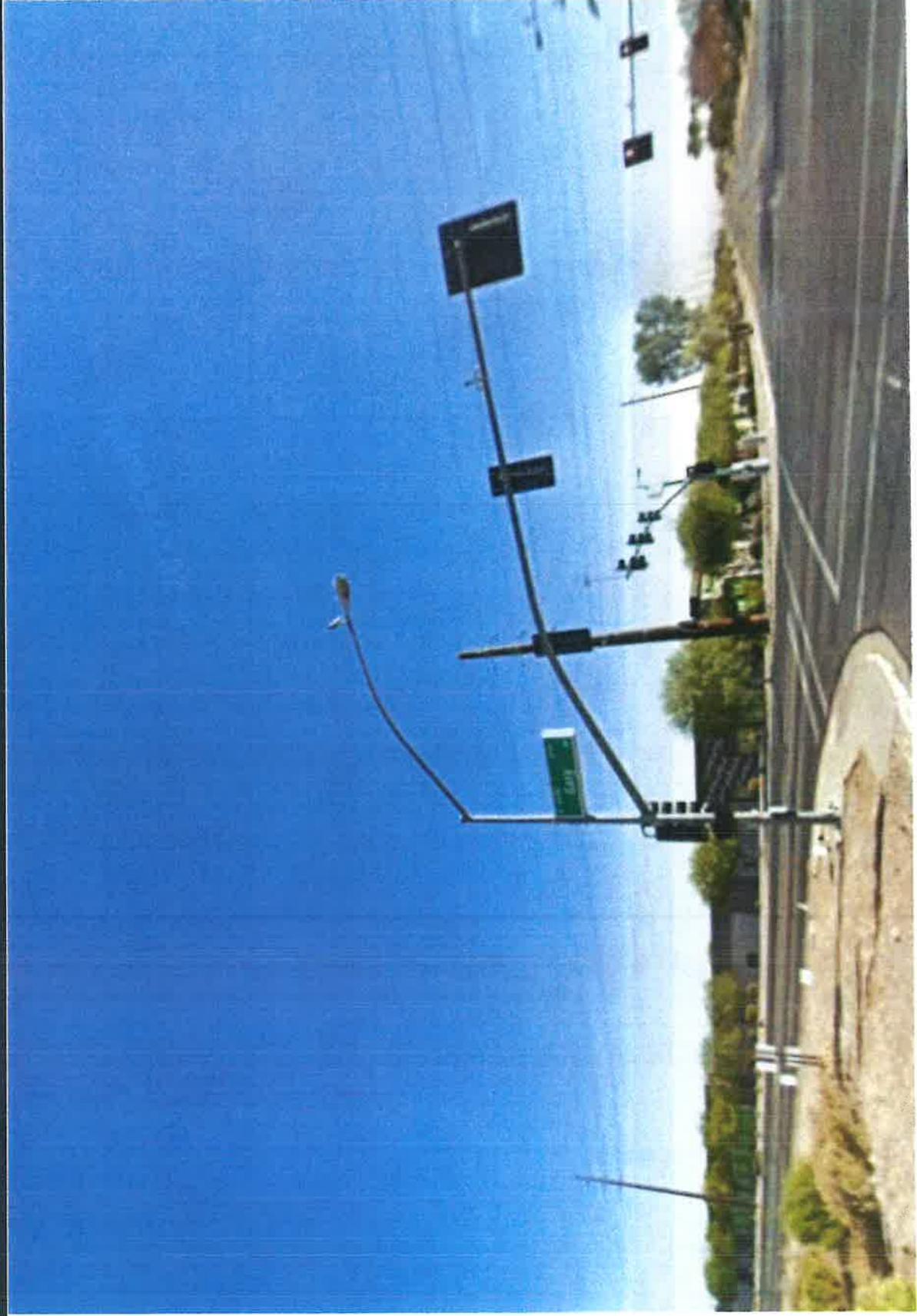
WIDE OPEN OPPORTUNITY



# East



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

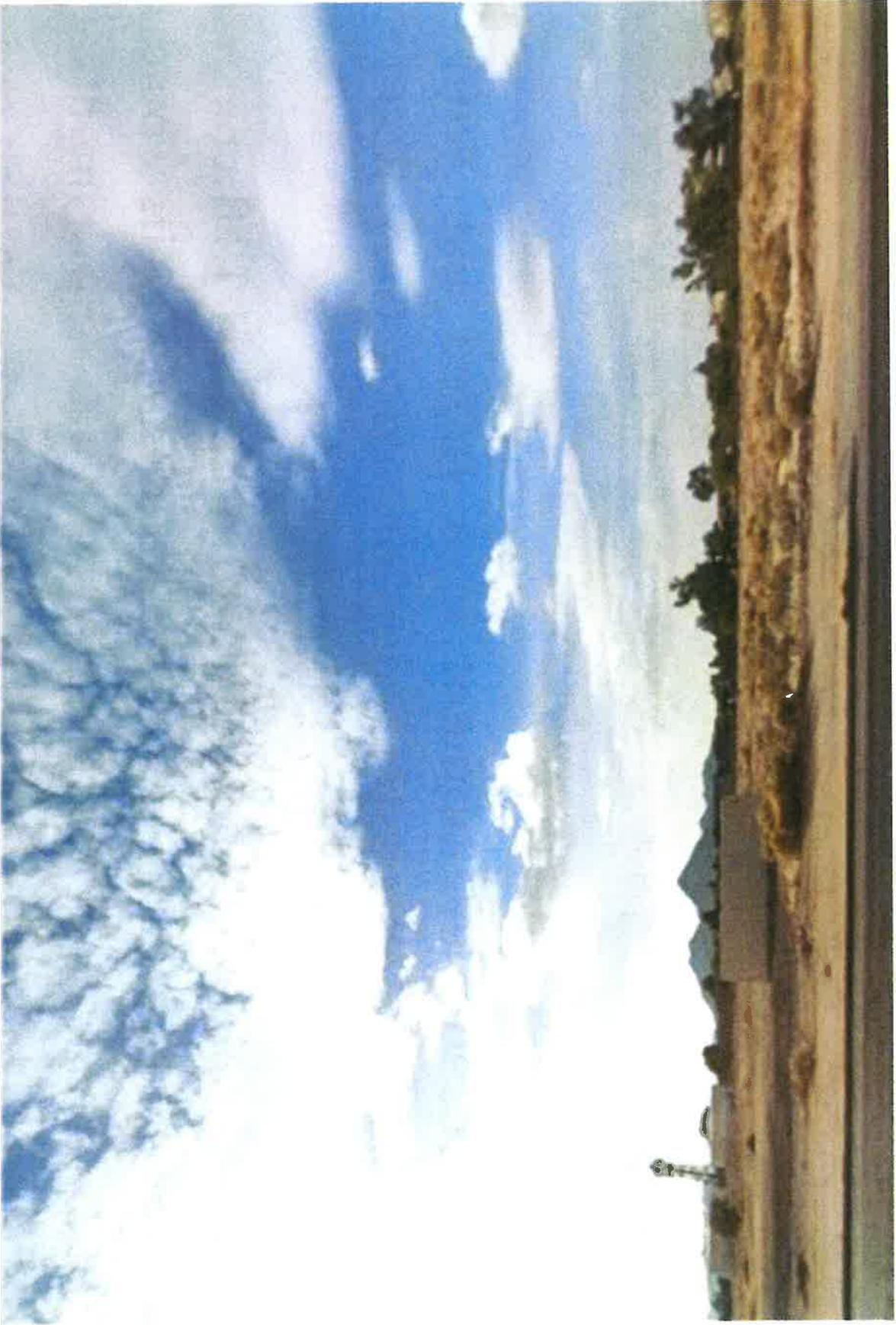


# West



**PINAL COUNTY**

WIDE OPEN OPPORTUNITY



# PZ-PA-020-25 & PZ-025-25



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## **Items for Consideration:**

- The proposed development is a mixed use with commercial in the eastern portion along Gary Road and multi-family in the western portion.
- The multi-family would consist of a proposed 118 units, comprised of 1, 2, and 3 bedroom units. 28 units would be townhomes and the remaining 90 would be apartments
- The ultimate end users within the commercial portion are currently unknown.

# PZ-PA-020-25 & PZ-025-25



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## **Parcels and Areas for Consideration:**

- The overall site, which includes two parcels (APN 509-03-002G & 509-94-922B) is 14.090 Acres Net and 16.3956 Gross.
- The CPA applies to both parcels
- The proposed MR parcel is a portion of APN 509-03-002G only, and is 7.140 Acres Net and 7.7167 Gross.
- The remaining commercial zoning includes the remainder of APN 509-03-002G and all of 509-94-922B, for a total of 6.95 Acres Net and 8.6788 Acres Gross.

**PZ-PA-020-25 & PZ-025-25**



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**PZ-PA-020-25, no stipulations**  
**PZ-025-25, twelve (12) stipulations**