

## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:00 A.M., ON **APRIL 28, 2022** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

**BA-031-21 – PUBLIC HEARING/ACTION:** : Pinal County, applicant, pursuant to Section 2.155.050 of the PCDSC, requesting a Blanket Variance from **Section 2.80.020** of the PCDSC to allow attached single family residences to adhere to current design standards in Casas at Mesa Del Oro on lots 104-67-0010 through 104-67-0800, zoned CR-5 (**PZ-010-81**) situated in Section 8, Township 01 South, Range 09 East G&SR B&M, located east of South Avenida La Manana Rd and south of South Kings Ranch Rd in the Gold Canyon unincorporated area.

Information regarding the case can be found online at:

<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

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

DATED THIS 25<sup>th</sup> DAY OF MARCH, 2022



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Brent Billingsley, Community Development Director

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

WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
P.O. BOX 2973 (85 N. FLORENCE, FIRST FLOOR)  
FLORENCE, AZ 85132

**NO LATER THAN 5:00 P.M. ON APRIL 21, 2022**

Contact for this matter: Ryan Green, Planner

E-mail Address: [Ryan.Green@pinal.gov](mailto:Ryan.Green@pinal.gov)

Phone: (520) 866-6294

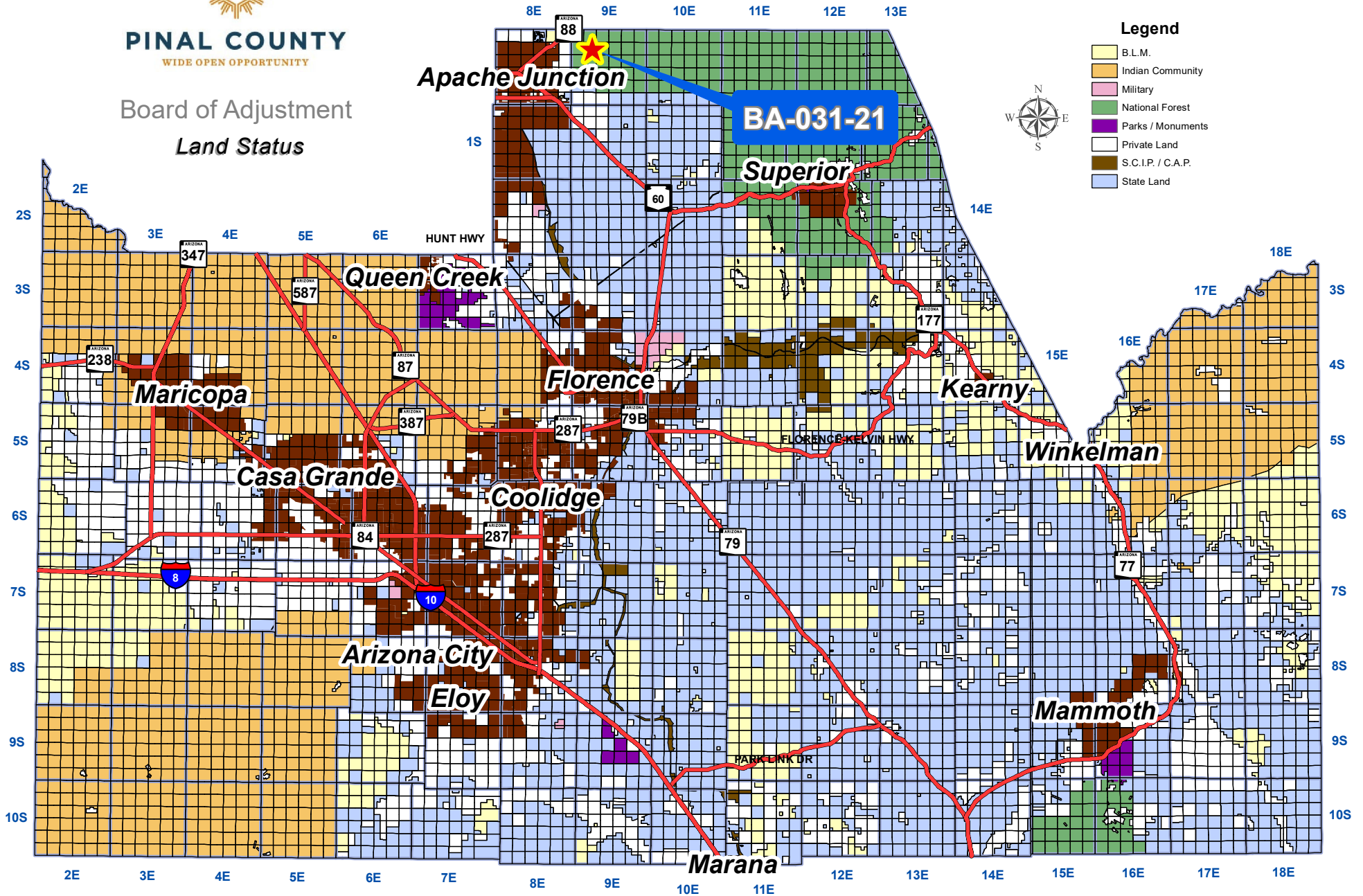
PUBLISHED ONCE:

Arizona Republic  
Florence Reminder/Blade Tribune



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Board of Adjustment  
*Land Status*







**BA-031-21**

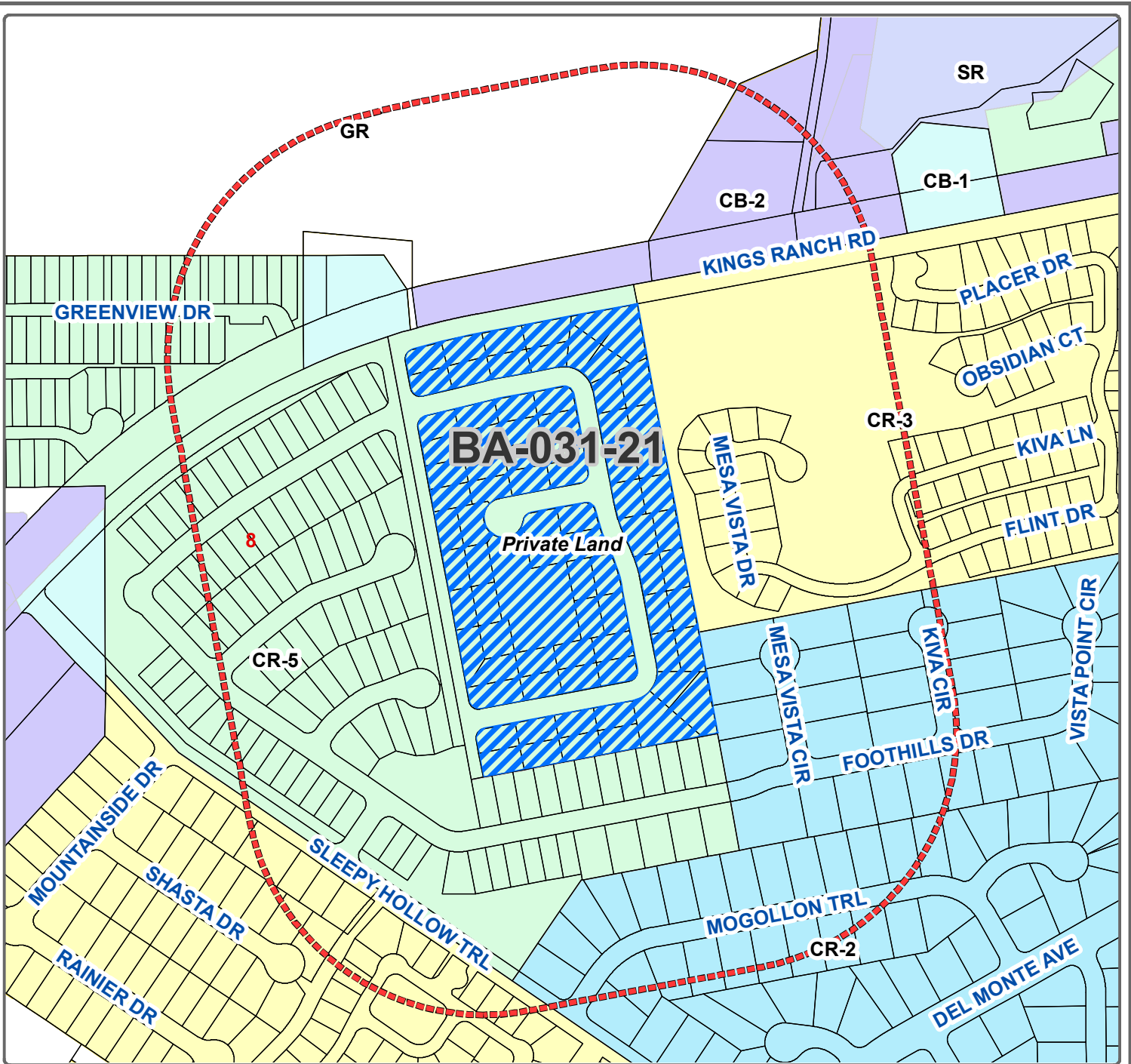
**Board of Adjustment**











### Board of Adjustment

BA-031-21 – PUBLIC HEARING/ACTION: : Pinal County, applicant, pursuant to Section 2.155.050 of the PCDSC, requesting a Blanket Variance from Section 2.80.020 of the PCDSC to allow attached single family residences to adhere to current design standards in Casas at Mesa Del Oro on lots 104-67-0010 through 104-67-0800, zoned CR-5 (PZ-010-81) situated in Section 8, Township 01 South, Range 09 East G&SR B&M, located east of South Avenida La Manana Rd and south of South Kings Ranch Rd in the Gold Canyon unincorporated area.

Current Zoning: CR-5      Requested Zoning: Board of Adjustment      Current Land Use: MODERATE LOW DENSITY RESIDENTIAL



**Legal Description:**

Situated in Section 8, Township 01 South, Range 09 East G&SR B&M, located east of South Avenida La Manana Rd and south of South Kings Ranch Rd in the Gold Canyon unincorporated area.

SEC 08, TWN 01S, RNG 09E



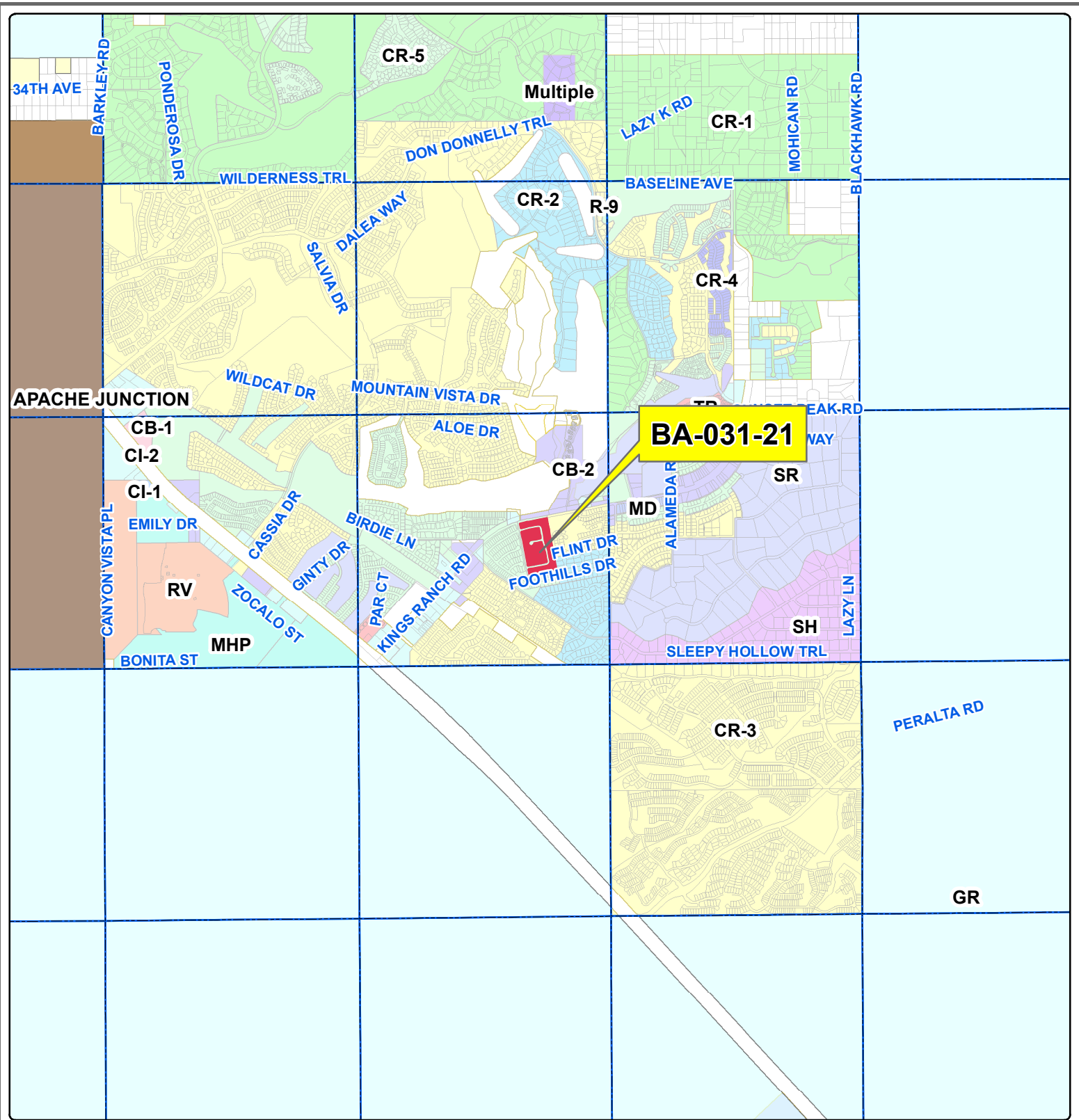
Owner/Applicant: PINAL COUNTY

Drawn By: GIS / IT / LJT      Date: 03/02/2022

Sheet No. 1 of 1

Section 08      Township 01S      Range 09E

Case Number: BA-031-21



**Board of Adjustment**  
**Community Development**



Legal Description: Situated in Section 8, Township 01 South, Range 09 East G&SR B&M, located east of South Avenida La Manana Rd and south of South Kings Ranch Rd in the Gold Canyon unincorporated area. SEC 08, TWN 01S, RNG 09E		Owner/Applicant: <b>PINAL COUNTY</b>		
		Drawn By: GIS / IT / LJT	Date: 03/02/2022	
	Sheet No. <b>1 of 1</b>	Section <b>08</b>	Township <b>01S</b>	Range <b>09E</b>
	Case Number: <b>BA-031-21</b>			





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

Gregory Stanley  
County Manager

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

**Variance Request & 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. Tax Assessor Parcel No.: 104-67-016 though 104-67-051 2. Size (to the nearest 1/10th of an acre) 4.7

3. The legal description of the property: lots 316 though 351 of The Casas at Mesa Del Oro

4. Current zoning: CR-5 5. Requested zoning (if applicable): orginal

6. The existing use(s) of the property is as follows: vacant lots

7. The proposed use under this request and/or Section(s) of Code you are requesting a variance: Finish Build out of the community

8. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation # (CC/BCC) no

9. Discuss any known changes in land use, street arrangement, or other physical conditions that have altered the character of your property or adjoining properties since the current zoning indicated above was adopted. Lots still vacant since original Plat approval in the early 1980's

10. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that zoning district. Show that the physical characteristics of this property are unique and unlike other properties in the area. The original Plat was approved in the early 80's with only half of the homes in the community being built at the time. We are aksing for the ability to continue building out the community

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

COMMUNITY DEVELOPMENT  
Planning Division

**11.** That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights. Show that all beneficial use and/or enjoyment of the land will be lost if the variance is not granted. Evidence from an appraiser, realtor or other professional may be required.

Under current Zoning, none of the lots meet the minimum lot size. Under current zoning the available lot area to build on is less than 1,000 sqft, thus making the cost per buildable sqft so expensive that the sales price for the homes would greatly exceed the market.

**12.** That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The granting of the application will IMPROVE the safety of the community by adding homeowners to contributing to the HOA funding

**13.** That the variance will not allow a use that is not permitted in the zoning district where the property is located. (not required for parking reductions)

We are asking for simply the ability to build new homes similar to the existing homes in the community

**13.** That the special circumstances or conditions referred to item 10 above are not self-imposed.

Highland was not the owner of the lots when the community was approved by the county so we could not have imposed the conditions

(The following are additional questions for reductions in parking requests only)

**14.** Site Plan Review or Building Permit Number: \_\_\_\_\_

**15.** Required parking either in total number or ratio: \_\_\_\_\_ **16.** Requested (# or ratio) \_\_\_\_\_

**17.** Evidence to support a reduction, this may include codes and ordinance from other jurisdictions, structures with multiple building occupancy types and/or operational characteristics of the particular use that would warrant a reduction: \_\_\_\_\_

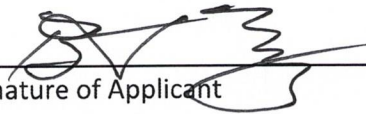


I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the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

**Highland Communities LLC** 1509 W. Lind Road Queen Creek, AZ

Name of Applicant

Address

  
Signature of Applicant

brent@az-hc.com

480-226-0816

E-Mail Address

Phone Number

**Brent Pugmire**

1509 W. Lind Road Queen Creek, AZ

Name of Agent/Representative

Address

  
Signature of Agent/Representative

brent@az-hc.com

480-226-0816

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.

**Highland Communities LLC** 1509 W. Lind Road Queen Creek, AZ

Name of Landowner

Address

  
Signature of Landowner

brent@az-hc.com

480-226-0816

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.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
  - Size and shape of parcel; property dimensions; north arrow
  - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
  - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
  - Driveways and parking areas, show access, dimensions and surface material
  - Existing and proposed utilities, show location of lines, size and serving company
  - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc., floor plan
- Submit the "This Application Checklist" for the requested action.
- Submit a list of all property owners within 600' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on coversheet of the application. (The application is not considered filed until the fees are paid.)
  - A) Residential with 0-499 mail-outs \$500.00
  - B) Residential with 500 or more mail-outs: \$500.00
  - C) Commercial, industrial or transition with 0-499 mail-outs: \$2,084.00
  - D) Commercial, industrial or transition with 500 or more mail-outs: \$2,399.00
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Understand that a newspaper publication must be advertised for this variance case per Pinal County staff instructions no later than 28 days prior to the hearing date as assigned. The applicant is responsible for all publication fees.







BUTALID MARIA  
9182 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

BAKER DENNIS & VICTORIA IR...  
PO BOX 374  
GARDNER, IL 60424

MINATTO RENZO ROBERTO  
9251 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

CORBEIL TAMMI S  
9140 E FOUR PEAKS DR  
GOLD CANYON, AZ 85118

MARRA TERESA K  
526 MAIN ST  
MERRILL, IA 51038

HERNANDEZ ALEJANDRO  
9230 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

CHAVARRIA RUDOLPH & RITA  
6600 S WEAVERS NEEDLE TRL  
GOLD CANYON, AZ 85118

FONGER CURTIS G  
6646 S SINAGUA CT  
GOLD CANYON, AZ 85118

STOCKTON STEVEN R  
9275 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

SEEGERS EUGENE F & ANTOIN...  
9126 E FOUR PEAKS DR  
GOLD CANYON, AZ 85118

SCARFONE MARK S  
9301 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

GEORGE LANA M  
6637 S SINAGUA CT  
GOLD CANYON, AZ 85118

BOLIN ANA ISABEL & HENRY M...  
9327 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

PUTNAM MICHAEL & WANDA  
960 CHESTNUT AVE  
SIDNEY, OH 45365

CARSON KERRY  
9064 E FOUR PEAKS DR  
GOLD CANYON, AZ 85118

LEE ASHLEY TIMMONS  
120 FERNBANK CT  
SIMPSONVILLE, SC 29681

ELLIS KEVIN L & BECKY R  
9355 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

MOLINARI TIMOTHY J & WINIFR...  
9217 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

SCHWETER JEFFREY & DEBRA  
MAIL RETURN



KING MICHEAL JOHN  
8966 E SHASTA DR  
GOLD CANYON, AZ 85118

ANDELICH MARK DUSAN  
8987 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

LIGOCKI SUSAN E TRS  
6508 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

CLARK GARY DUANE  
9381 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

DOOLITTLE TERRY LEE & DOL...  
9268 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

JV INVESTMENTS 2 LLC  
PO BOX 5776  
APACHE JUNCTION, AZ 85178

MOYER DARRELL J & SHARON ...  
905 HUGGINS AVE  
PLACENTIA, CA 92870

FORSYTH PATRICIA SUE  
9290 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

HALLORAN ROBERT V  
9364 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

GARCIA JOSE & ANA QUIJADA  
9407 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

CROY JANIE L FAM TRUST  
6486 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

CARTER WILLIAM J  
6524 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

CAMPOS ROBERT V & ALICE C  
9005 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

NOBBY ALAN & CHRISTINE  
8973 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

LOFGREEN JASON  
10158 E BASELINE AVE  
APACHE JUNCTION, AZ 85118

SIERRA VISTA GOLD CANYON ...  
459 N GILBERT RD STE A220  
GILBERT, AZ 85234

RHINEHART MICHAEL  
9316 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

BROWN NEIL MURRAY  
279-2450 RADIO TOWER RD  
OLIVER, BC

CAMPOS ROBERT V  
9005 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

SUPERSTITION FOOTHILLS PR...  
PO BOX 1451  
GILBERT, AZ 85299

CALLIES STEVEN R & MARY JO...  
9374 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

KOHL JAMES C  
9208 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

HARDICK ROY  
6502 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

PARKS CYNTHIA MARIE & DAVI...  
6544 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

SMITH STEVEN L & JACQUE M ...  
9224 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

FOOTHILLS AT GOLD CANYON ...  
1839 S ALMA SCHOOL RD #150  
MESA, AZ 85210

COWARD DAVID B  
9414 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

OLSON ROBERT G & DOROTHY...  
13808 NE BEECH CT  
PORTLAND, OR 97230

STRICKLIN DANIEL L  
9340 E MOGOLLON TRL  
GOLD CANYON, AZ 85118

DESHAZO TERRAL A  
6464 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

WILKINS MARK A  
5389 N LAKE SANFORD RD  
SANFORD, MI 48657

DOUGHTY JACK L & MARIE JU...  
6610 S FOOTHILLS DR APT E  
GOLD CANYON, AZ 85118

SMALLEY EDWARD ALAN & VIR...  
6634 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

DUARTE FRANK LOPEZ & OLES...  
6456 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

BROWN JACK & CHERYL  
6501 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

COSTA NOEL P & ANKE  
6547 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

SHORTRIDGE GLENDORA M R...  
6566 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

BROOKS CHRISTIE D  
6513 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

MESSINGER BROCK & THOMA...  
6555 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

S & R CONSTRUCTION LLC  
MAIL RETURN  
,

REYNOLDS LYNNE M  
52 SURRY SHORE DR  
SURRY, ME 04684

CONGDON STEVEN & JO ANN  
6642 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

NIXON TIMOTHY E & MONIQUE ...  
4779 GRASSMERE ST  
BURNABY, BC

FENTON DONALD LEE  
6618 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

SMITH DANIEL & SANDRA FAM ...  
6412 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

LOPES DAVID A & ELAINE M  
8925 E SLEEPY HOLLOW TRL  
GOLD CANYON, AZ 85118

VAN DEUSEN FRANCES STEVE...  
115 SCENIC DR  
VINTON, IA 52349

RUPPE BARBARA ANN & LEAR...  
6563 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

MESTEK MICHAEL A & LINDA S ...  
6586 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

MALLAMS BILLY J & KIERNAN H...  
6529 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

STEVASON MICHAEL JAMES  
6442 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

HANSON LEW & BARB  
6626 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

FOOTHILLS AT GOLD CANYON ...  
1839 S ALMA SCHOOL RD #150  
MESA, AZ 85210

ESTATES AT GOLD CANYON HO...  
450 N DOBSON RD STE 201  
MESA, AZ 85201

SCHAEFFER JOSEPH M FAM T...  
6541 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

NEWTON RANDY D  
6571 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

HARVEY JILL A  
6434 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

TAYLOR LARRY D  
MAIL RETURN  
,

CAVENDER STEPHEN J & DEB...  
3679 S GOLDEN EYE LN  
GOLD CANYON, AZ 85118



VICKERY TIMOTHY J  
6404 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

MOSELEY JUDITH & THOMAS  
6388 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

AEHLERT MARLA  
8937 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

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1509 W LIND RD  
QUEEN CREEK, AZ 85142

EDWARDS EDYTHE JEAN TR  
6374 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

HALBIG MICHELLE A  
6585 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

COLTON DAVID & SYLVIA  
6459 S MESA VISTA CIR  
GOLD CANYON, AZ 85118

SMITH ROBERT-TRUSTEE  
6434 S MESA VISTA CIR  
GOLD CANYON, AZ 85118

EVANS LEE GORDON & DORIS ...  
MAIL RETURN

MCWILLIAMS STEVE & LISA  
6382 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

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QUEEN CREEK, AZ 85142

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

JOHNSTONE DONALD E & NEV...  
3470 HAZELTON AVE  
ROCHESTER, MI 48307

FOGARTY DAN L  
6499 S KINGS RANCH RD STE 6...  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

RICKE LYNN C REV TRUST  
255 W FACTORY RD  
ADDISON, IL 60101

RICKEY LYNN C REVOCABLE T...  
255 W FACTORY RD  
ADDISON, IL 60101

TENNERT TIMOTHY LOUIS & S...  
MAIL RETURN

MILLER JASON R  
MAIL RETURN

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

GERROS JIM L & SALLY  
6434 S KIVA CIR  
GOLD CANYON, AZ 85118

HORSCHER ROXANNA MARIE R...  
6433 S KIVA CIR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

BECKMAN AARON  
39471 ROYAL PALM DR  
FREMONT, CA 94538

DORRBECKER BRUCE  
380 W CHEWUCH RD  
WINTHROP, WA 98862

RICKE LYNN C REV TRUST  
255 W FACTORY RD  
ADDISON, IL 60101

GONDER DANIEL F & MARIENA ...  
MAIL RETURN

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

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1509 W LIND RD  
QUEEN CREEK, AZ 85142

CLARK ROBERT F  
6360 S FOOTHILLS DR  
GOLD CANYON, AZ 85118

BROMAN LOIS J  
6355 S AVENIDA LA MANANA  
GOLD CANYON, AZ 85118

LARSON NANCY J & GREGORY...  
8853 E CIVANO DR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

BUTLER DAVID P & NORMA J  
6405 S KIVA CIR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

CROSS JEFFREY W & APRIL D  
8872 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

CAMPBELL ERNEST B & HEATH...  
2556 WOODCLIFF TR  
HARTLAND, MI 48353

NORWOOD JAMES F  
8944 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

PATTERSON BRENDA JOYCE  
9120 E AVENIDA LA TARDE  
GOLD CANYON, AZ 85118

MCNUTT DEBORAH A  
8896 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

ANTONELLI JOHN E & CLAUDIA  
6335 S AVENIDA LA MANANA  
GOLD CANYON, AZ 85118

SCOTT DANIEL & JULIE 2019 FA...  
10229 CARRETA DR  
SANTEE, CA 92071

YOUNG JASON & JESSICA R  
8841 E CIVANO DR  
GOLD CANYON, AZ 85118

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

CRICKMAN ADAM B & SUSAN M...  
6407 S MESA VISTA CIR  
GOLD CANYON, AZ 85118

LAURIN DALE EUGENE & SAND...  
8952 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

ROWEIN ADELE  
12-15 RITCHIE WAY  
SHERWOOD PARK, AB

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

HIGHLAND COMMUNITIES LLC  
1509 W LIND RD  
QUEEN CREEK, AZ 85142

CASKEY ROBERT S REV TRUS...  
6408 S MESA VISTA CIR  
GOLD CANYON, AZ 85118

PLUMMER LARRY D & BETTY L ...  
8918 E RED MOUNTAIN LN  
GOLD CANYON, AZ 85118

WOODLIFF DARLENE  
8867 E CIVANO DR  
GOLD CANYON, AZ 85118

MOLL W MICHAEL & CYNTHIA S...  
20139 S SOUTH END RD  
OREGON CITY, OR 97045

JORDAN DAVID NILE & TRACIE ...  
6378 S KIVA CIR  
GOLD CANYON, AZ 85118

QUIGLEY JAMES R & QUIGLEY ...  
6382 S MESA VISTA CIR  
GOLD CANYON, AZ 85118



ANDERSON DEAN A  
8824 E CIVANO DR  
GOLD CANYON, AZ 85118

KENNEDY DAVID H JR LIV TRU...  
6350 S KIVA CIR  
GOLD CANYON, AZ 85118

HAGAR PAUL S & JOY A REV T...  
MAIL RETURN

BRANSHAW JAMES C & KATHL...  
PO BOX 5  
LAKE STEVENS, WA 98258

BOLLWEG HENRY IV  
PO BOX 790415  
ST LOUIS, MO 63179

IZER STEVEN A  
8955 E CIVANO DR  
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MAIL RETURN  
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MILLS PAUL F & MILLS LUCIND...  
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SALAMONE LOUIS P ETAL  
MAIL RETURN

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8924 E AVENIDA LAS NOCHES  
GOLD CANYON, AZ 85118

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KING JANET  
MAIL RETURN

HOLLINGSWORTH LINDY E II & ...  
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6224 S AVENIDA DEL SOL  
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RADCLIFF ROBERT J & PATSY L  
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GOLD CANYON, AZ 85118

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KOSICK KEITH & BARBARA  
2582 S SYCAMORE VILLAGE D...  
GOLD CANYON, AZ 85118

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CHICAGO, IL 60603

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STONE NELSON E  
8957 E SLEEPY HOLLOW TRL  
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KUKUK JACK W & RUSSELL SA...  
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LOUVIERE WILLIAM H III & KAT...  
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CHANDLER, AZ 85286





To Whom it May Concern

The community of The Casas at Mesa Del Oro in Queen Valley is located just off King Ranch Road and was originally approved in the early 1980s. Various developers completed roughly half of the buildings during several of the following years. Over several economic cycles the project stalled and unfortunately has not seen much progress. Highland Communities recently purchased the remaining community property with the intent to complete the project in substantial compliance with the original approved subdivision plat.

Over the last several months we have worked with some of the existing members of the community to get their input on what they would like to see being built. It was determined that it would be best to try and match the existing homes as best we can considering the thirty plus year gap in construction times.

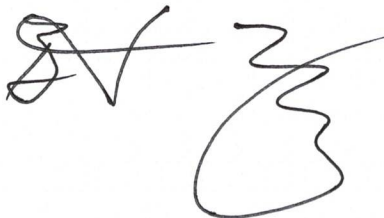
Along with the many different changes and updates to building materials and building practices since this project was first approved, there have also been several updates to the building codes and county zoning designations. The original zoning classification for this community no longer exists. Highland and community owner representatives, therefore, respectfully request approval to complete the community according to the originally approved zoning parameters.

Thank you for your consideration of this important request.

Respectfully,

Brent Pugmire

Highland Communities LLC

A handwritten signature in black ink, appearing to be 'Brent Pugmire', written in a cursive style.