

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT AND APPEALS AT 9:00 A.M., ON **JANUARY 22, 2015** IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM, ADMINISTRATION BUILDING "F", FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **VARIANCE** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-003-14 – PUBLIC HEARING/ACTION: Mike Peltcs, landowner, Jason Sanks, applicant, requesting a variance to Section 2.320.040J, which requires a minimum six (6) foot wall between the C-2 zone and a residential or rural zone and a minimum ten (10) foot landscape strip between the wall and any use in this zone, including parking, on a 13.95± acre parcel in the (C-2) Community Commercial Zoning District, situated in a portion of Section 30, T02S, R08E, G & SRB & M, Tax Parcels 104-53-009E (legal on file) (west of Gantzel Road north of Pecan Creek Drive in the San Tan Valley 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) 866-6452 FOR MORE INFORMATION

DATED THIS 24th DAY OF **DECEMBER, 2014**



Steve Abraham, Planning Manager

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 (31 N. PINAL, BUILDING F)
FLORENCE, AZ 85132

NO LATER THAN 4:30 P.M. ON January 12, 2015

Contact for this matter: Evan Balmer, Planner I
E-mail Address: evan.balmer@pinalcountyz.gov
Phone #: (520) 866-6452 Fax: (520) 866-6435

PUBLISHED ONCE:

Florence Reminder/BladeTribune.

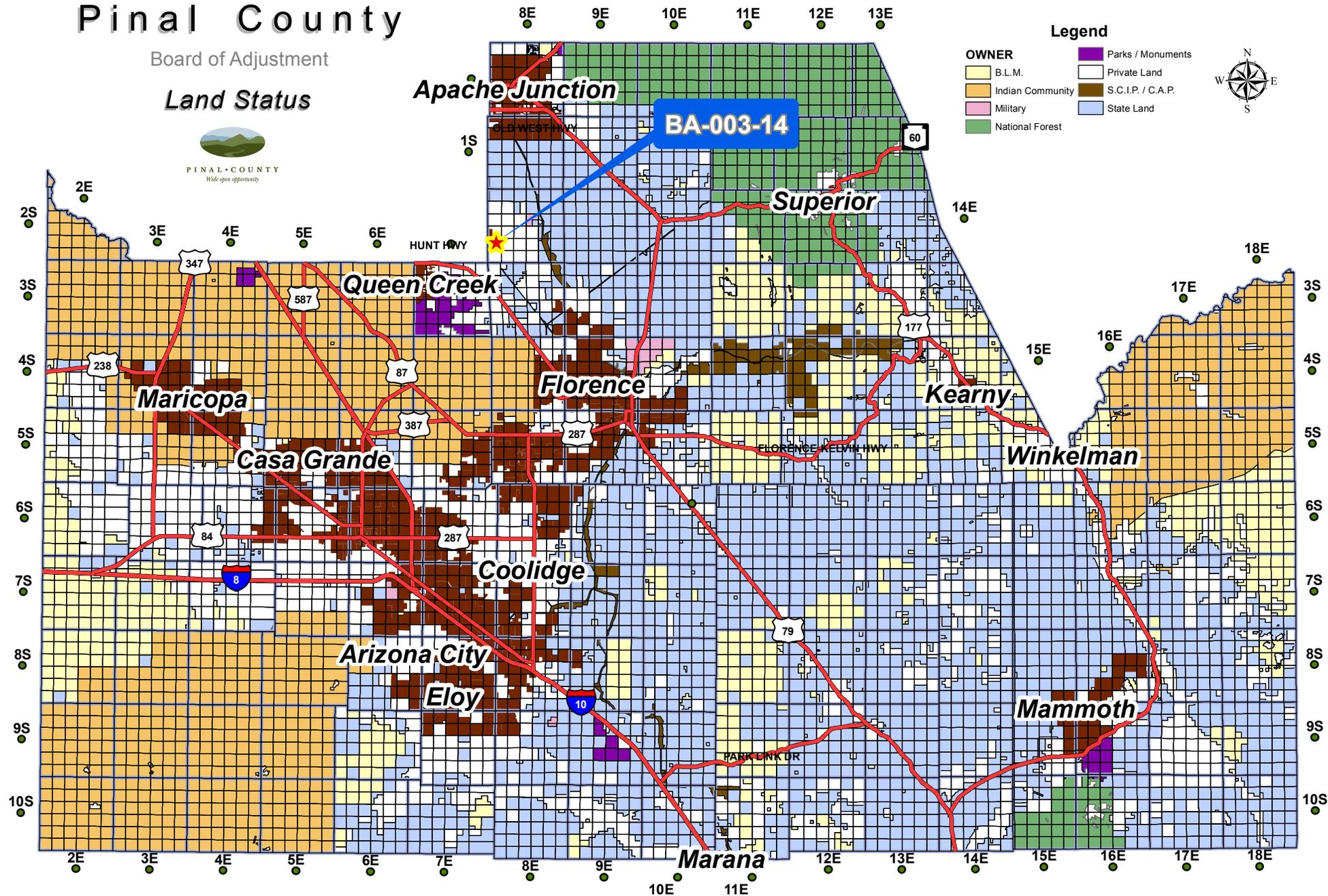
Pinal County

Board of Adjustment

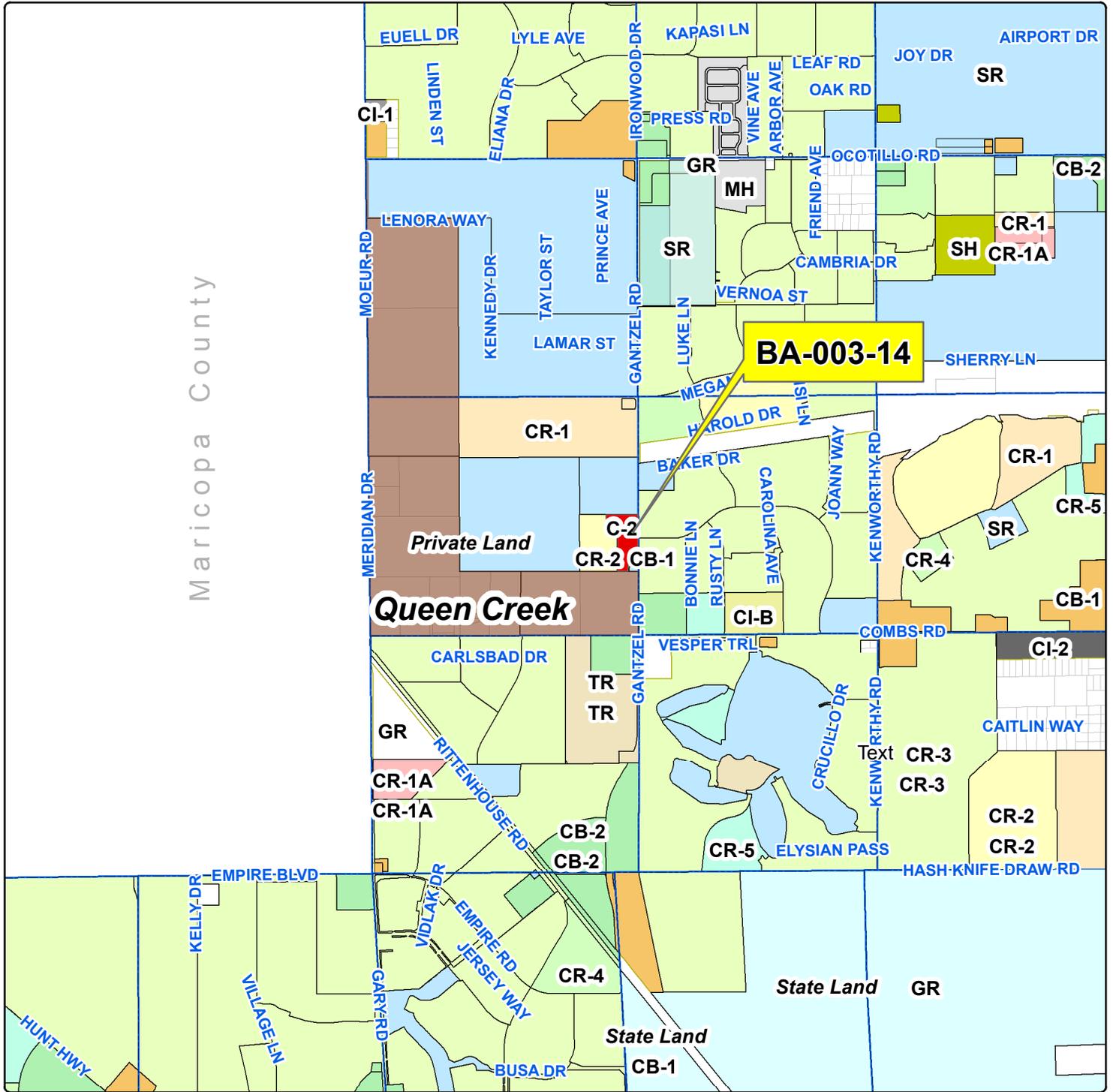
Land Status



PINAL COUNTY
Wide open opportunity



Maricopa County



Board of Adjustment

Community Development



PINAL • COUNTY

Wide open opportunity

PELTCS MICHAEL J & ALICE

Legal Description:

Situated in a portion of the Section 30, T02S, R08E, G&SRB&M, 104-53-009E (legal on file) (located in the San Tan Valley area).

T02S-R08E Sec 30



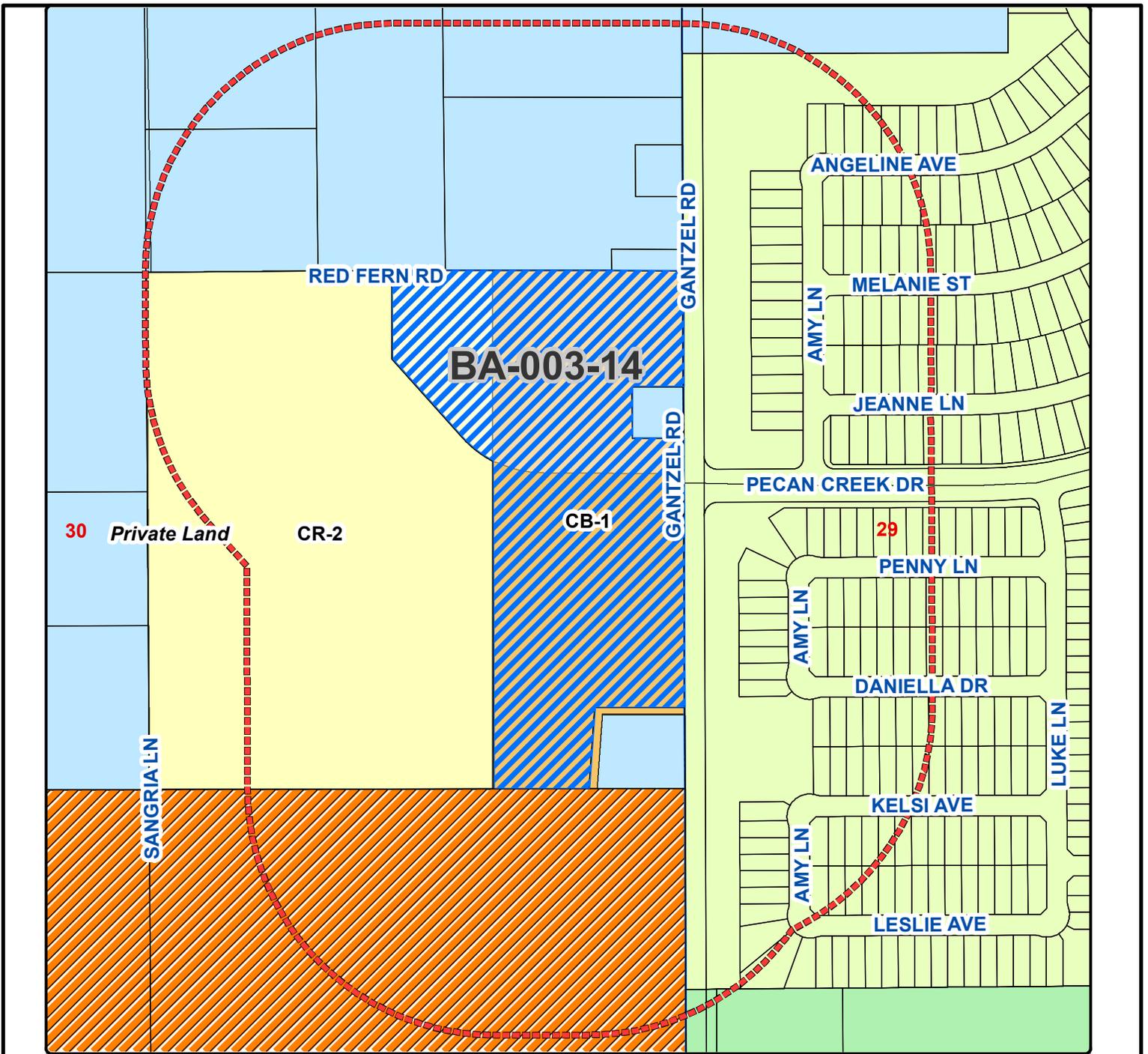
Sheet No.
1 of 1

PELTCS MICHAEL J & ALICE

Drawn By: GIS / JT / LJT Date: 12/30/2014

Sections 30	Township 02S	Range 08E
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Case Number: BA-003-14



Board of Adjustment

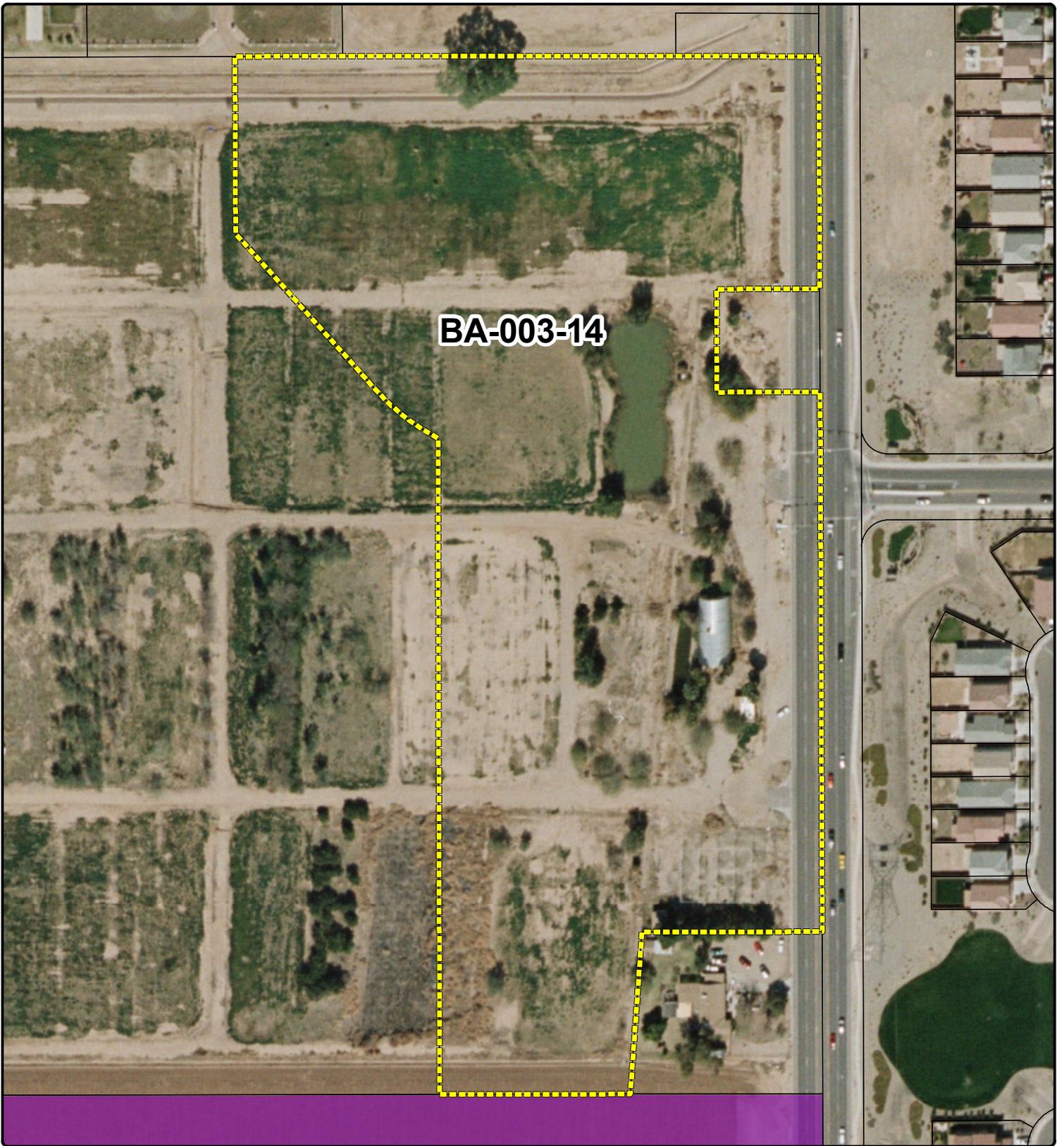
BA-003-14 – PUBLIC HEARING/ACTION: Mike Peltcs, landowner, Jason Sanks, applicant, requesting a variance to Section 2.320.040J, which requires a minimum six (6) foot wall between the C-2 zone and a residential or rural zone and a minimum ten (10) foot landscape strip between the wall and any use in this zone, including parking, on a 13.95± acre parcel in the (C-2) Community Commercial Zoning District, situated in a portion of Section 30, T02S, R08E, G & SRB & M, Tax Parcels 104-53-009E (legal on file) (west of Gantzel Road north of Pecan Creek Drive in the San Tan Valley area).

Current Zoning: C-2, CB-1
 Request Zoning: Board of Adjustment
 Current Land Use: MLDR



Legal Description:
 Situated in a portion of Section 30, T02S, R08E, G&SRB&M, 104-53-009E (legal on file)
 (located in the San Tan Valley area).
 T02S-R08E Sec 30

 Sheet No. 1 of 1	Owner/Applicant: PELTCS MICHAEL J & ALICE		
	Drawn By: GIS / IT / LJT	Date: 12/30/2014	
	Sections: 30	Township: 02S	Range: 08E
	Case Number:	BA-003-14	



BA-003-14

Board of Adjustment



PINAL • COUNTY
Wide open opportunity



BA-003-14

KEYNOTES

1. PROPOSED DRIVEWAY.
2. LANDSCAPE AREA, SEE LANDSCAPE PLAN.
3. PROPOSED PARKING AREA.
4. ACCESSIBLE ROUTE FROM HANDICAP PARKING TO BUILDING ENTRANCE.
5. CURB CUT FOR NEW DRIVEWAY ENTRANCE.
6. PROPOSED 6'-0" CMU SCREEN WALL.
7. PROPOSED MONUMENT SIGN, WILL REQUIRE SEPARATE SIGN PERMIT.
8. NEW CONCRETE WALKWAY SURFACE.
9. NEW ASPHALT SURFACE FOR DRIVE AND PARKING.
10. RETENTION AREA, SEE CIVIL DRAWING FOR DETAIL.
11. PROPOSED TRASH ENCLOSURE WITH SOLID GATE.
12. TRUCK TURNING RADIUS, 45' OUTSIDE AND 25' INSIDE RADIUS.
13. NEW ON SITE FIRE HYDRANT LOCATION, SEE CIVIL DRAWING FOR DETAIL.
14. NEW TEMPORARY DRIVE FOR FIRE DEPARTMENT ACCESS, SEE CIVIL DRAWING FOR DETAIL.
15. 40'-0" COMMERCIAL GRADE INTERNAL HAYWARD WITH WHICH FLAGPOLE WITH SECURITY LOCK COVER WITH ANODIZED ALUM. FINISH, BY FLAGPOLE COMPANY OR APPROVED EQUAL. SET ON 4'-0" DIAMETER CONCRETE BASE.
16. NEW METAL AUTOMATIC ROLLING SECURITY GATE. CONTRACTOR SHALL PROVIDE GATE CONSTRUCTION, SECURITY HARDWARE, SENSOR WILL NOT BE PART OF THIS CONTRACT, SHALL BE SUPPLIED AND INSTALLED BY SECURITY CONTRACTOR. SHOWN PROVIDE POWER FOR SUCH WORK. CONTRACTOR SHALL PROVIDE POWER FOR THIS CONTRACT. COORDINATE WITH SECURITY CONTRACTOR FOR SUCH WORK. CONTRACTOR SHALL PROVIDE POWER.

PROJECT DATA

PARCEL-A

JURISDICTION: PINAL COUNTY
 ZONING DESIGNATION: C-2
 ZONING CASE NUMBER: SPR-PA-004-14
 SETBACKS (FRONT-SIDE-REAR) 20'-15'-*-25'
 (15' SIDE YARD ADJACENT TO RESIDENTIAL)
 GROSS FLOOR AREA: 72,825 S.F.

BLDG-A	TWO STORES	OFFICE/RESIDENT	2,777 S.F.
	FIRST FLOOR OFFICE:	787 S.F.	
	FIRST FLOOR 2 CAR GARAGE:	612 S.F.	
	SECOND FLOOR RESIDENCE:	1,378 S.F.	
BLDG-B	SINGLE STORY	NON AC STORAGE	15,780 S.F.
BLDG-C	SINGLE STORY	NON-AC STORAGE	6935 S.F.
BLDG-D	TWO STORES	A/C & NON STORAGE	46,005 S.F.
	(NET STORAGE AREA: 34,992 S.F.)		
TOTAL SELF STORAGE GROSS BUILDING AREA:			69,849 S.F.
NET RENTABLE STORAGE AREA:			57,667 S.F.

ACTUAL BUILDING HEIGHT: SEE SITE PLAN
 PARKING PROVIDED: 13
 ADA PARKING REQUIRED: 1
 ADA PARKING PROVIDED: 1

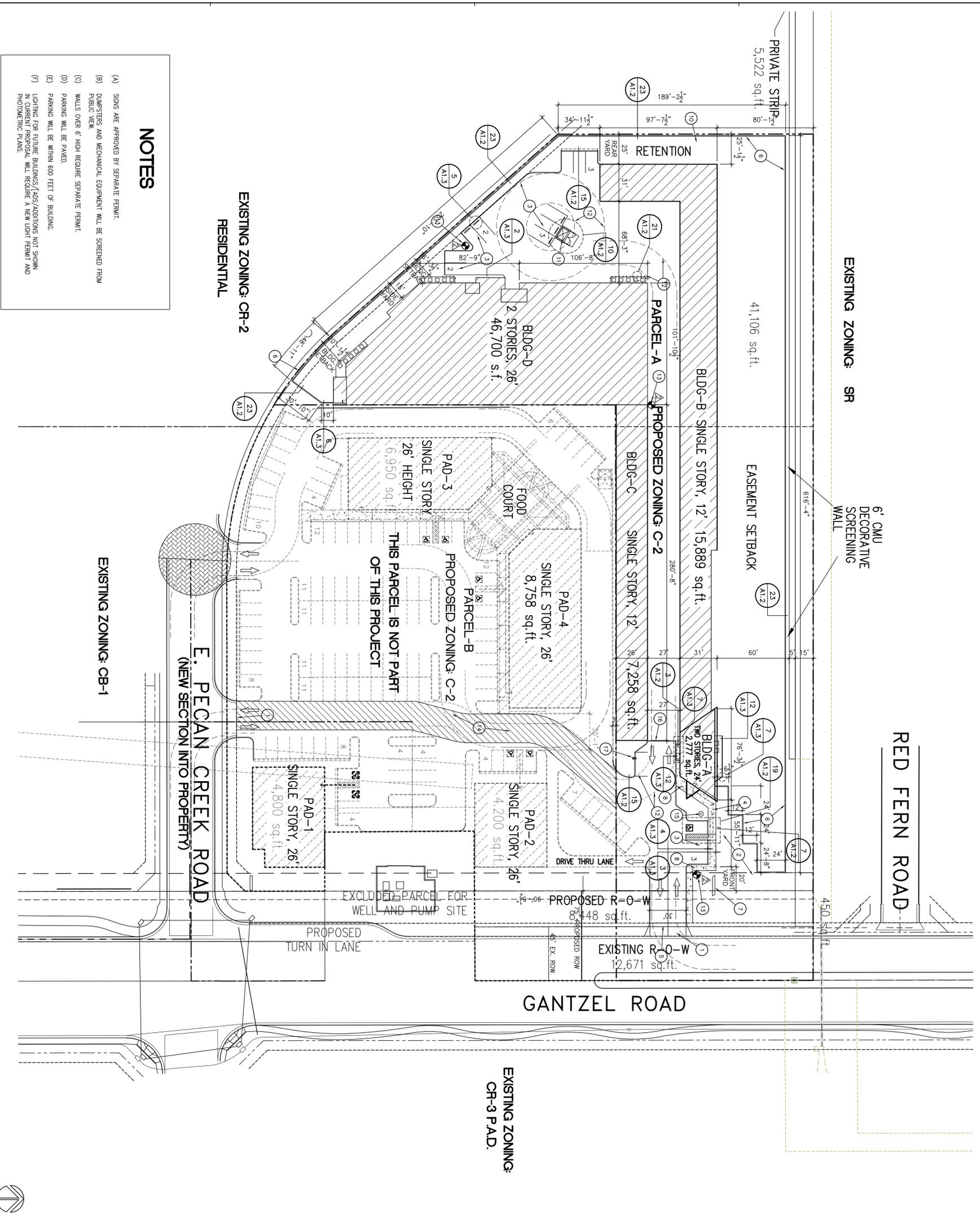
TOTAL LAND AREA: 155,507 S.F. (3.57 AC.)
 ACTUAL SITE: 92,528 S.F.
 DRAINAGE EASEMENT: 41,106 S.F.
 SITE COVERAGE: (47,997 S.F.) 35.92 %
 F.A.R.: 54.35 %
 IMPREVIOUS SURFACE EXISTING: 155,507 S.F.
 IMPREVIOUS SURFACE PROPOSED: 89,885 S.F.
 PERCENT OF OPEN SPACE: 42%
 FLOOD ZONE: N/A

PARCEL-B

NOT PART OF THIS PROJECT

NET COMMERCIAL SITE: 129,752 S.F. (2.98 AC.)
 (DOES NOT INCLUDE PROPOSED R.O.W. AND HALF STREET)
 PROPOSED ZONING: C-2

PA0-1	SINGLE STORY	MULTI-TENANT	4,800 S.F.
PA0-2	SINGLE STORY	MULTI-TENANT	4,200 S.F.
PA0-3	SINGLE STORY	MULTI-TENANT	6,950 S.F.
PA0-4	SINGLE STORY	MULTI-TENANT	9,180 S.F.
TOTAL COMMERCIAL BUILDING AREA:			24,708 S.F.
REQUIRED PARKING RETAIL (3/1000 MIN.)			75 SPACES
(7/1000 MAX.; RESTAURANT 1/775 TO 1/50)			
PROPOSED PARKING:			127 SPACES



- NOTES**
- (A) SIGNS ARE APPROVED BY SEPARATE PERMIT.
 - (B) DUMPSTERS AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW.
 - (C) WALLS OVER 6' HIGH REQUIRE SEPARATE PERMIT.
 - (D) PARKING WILL BE PAVED.
 - (E) PARKING WILL BE WITHIN 600 FEET OF BUILDING.
 - (F) LIGHTING FOR FUTURE BUILDINGS/FAS/ADDITIONS NOT SHOWN IN CURRENT PROPOSAL, WILL REQUIRE A NEW LIGHT PERMIT AND PHOTOMETRIC PLANS.



project: **OMNI SELF STORAGE GANTZEL**
 AT PECAN CREEK VILLAGE
 38100 N. GANTZEL ROAD
 PINAL COUNTY, ARIZONA

date: 2/07/2013
 job#: 2013004
 rev: 2013004

Final Country Case
 SPR-PA-004-14



PINAL COUNTY
wide open opportunity

APPLICATION FOR VARIANCE OF REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications **Must** Be Typed or Written in Ink)

1. The legal description of the property: See attached

2. Tax Assessor Parcel No.: 104-53-009E

3. Current zoning: C-2 Requested zoning (if applicable) _____

4. The size (to the nearest 1/10th of an acre): 13.95 Acres

5. The existing use of the property is as follows: Plant Nursery

6. The proposed use under this request: Self storage facility, other commercial uses. Proposed
include a bank with drive-thru and multi-tenant retail

7. Is there a zoning violation on the property for which the owner has been cited? If yes,
zoning violation # no
8. 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 present
zoning was adopted.
No changes have occurred since the zoning approval.

RECEIPT #:	AMT:	DATE:	CASE:
_____	_____	_____	_____

PLANNING & DEVELOPMENT

The Pinal County Board of Adjustment is authorized to grant a variance of regulations where it finds that absolute conformance to the regulations in an established zone would present an unnecessary hardship on the applicant. The "Hardship" must be related to the physical aspects of the land and not a personal or self-imposed hardship. The applicant must present evidence to prove: (use additional pages if necessary)

9. 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.

This property has a 60' wide easement that is controlled by the Federal Bureau of Reclamation (See attached letter). This unique circumstance prohibits the land owner from any construction (specifically the property line wall) or landscaping and precedes the owner's purchase of the property.

10. 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.

While Bureau's restrictions on the easement do not represent a financial hardship, the denial of the variance in the owners pending site plan of this submittal would impose a severe financial hardship on the owner

-
11. 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.

Granting of the variance will leave the easement area in it's current form and not represent a detriment to the surrounding neighborhoods. The plan development of the property outside of the easement has accomodated the needs for landscaping and property creening as intended by the code.

12. That the variance will not allow a use that is not permitted in the zoning district where the property is located.

The variance will not introduce any new uses that are not allowed by the zoning district.

-
13. That the special circumstances or conditions referred to item 9 above are not self-imposed.

The Bureau has retained control of this property through easement for over twenty years. This hardship was not self-imposed by the owner that purchased the property after the Bureau took the easement.

-
14. The applicant shall present evidence of the ability and intention to proceed with actual construction work in accordance with the plans shown within nine (9) months after issuance of a variance. Noted, a site plan application is pending.

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

- A) A detailed site plan, drawn to a minimum scale of 1" = 100'. Not larger than 11" x 17". The site plan must include the following:
1. Size and shape of parcel; property dimensions; north arrow.
 2. Show adjacent streets, rights-of-way, easements and setbacks; indicate size, purpose and whether public or private.
 3. Location, size and use of all existing and proposed buildings and uses from lot lines and each other.
 4. Driveways and parking areas.
 5. Existing and proposed utilities showing location of lines, size and serving company.
 6. Any other information as may be applicable; i.e. landscaping, natural features (i.e. washes), excavating sites, etc.
- B) The "supporting information" and the "Submittal Checklist" for the requested action.
- C) 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 30 days prior to submission.
- D) A map of the area with the 600' boundary shown. (A Tax Assessor Parcel Map is acceptable.)
- E) The Non-refundable filing fee. (The application is not considered filed until the fees are paid.)

THIS APPLICATION MUST BE SUBMITTED IN PERSON

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND THAT THE INFORMATION IS FACTUAL. I ALSO UNDERSTAND IF THE APPLICATION IS INCOMPLETE UPON SUBMISSION, IT CANNOT BE FURTHER PROCESSED AND MAY BE DELAYED UNTIL A FUTURE HEARING DATE.

Jason Sanks
NAME OF APPLICANT

If the applicant is not the landowner, a notarized letter authoring the applicant to represent the owner must accompany this application.

Mike Peltos
NAME OF LANDOWNER

ALL NOTICES WILL BE MAILED TO THE APPLICANT UNLESS OTHERWISE NOTED:

Jason Sanks
NAME AND ADDRESS OF PERSON TO BE NOTIFIED.

PHONE #

[Signature]
SIGNATURE OF APPLICANT

12/12/14
DATE

SIGNATURE OF APPLICANT

DATE

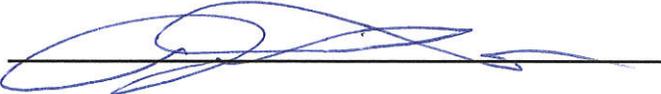
VARIANCE SUBMITTAL CHECKLIST

THE FOLLOWING INFORMATION MUST BE SUBMITTED AS PART OF THIS APPLICATION FOR A VARIANCE OF ZONING REGULATIONS:

CHECK IF COMPLETE

- 1 Completed application for a Variance.
- 2 Site Plan Prepared at a minimum scale of 1" = 100". If larger than 11' x 17" the applicant shall submit a legible, black line reduction of the site to 11" x 17" maximum. The minimum requirements for the site plan are outlined on page 3 of this application. In addition to the minimum requirement, the site plan shall include:
 - A) Location of unusual natural or topographic features of the site
 - B) Preliminary floor plans and elevations of all proposed buildings
- 3 A name list, verified by the applicant, made within 30 days prior to this submission, of the names, mailing addresses and tax parcel number of all property owners within 600' of this parcel.
- 4 Non-refundable filing fee for a variance based on the following
 - A) Residential with 0-499 mail-outs \$2,084.00
 - B) Residential with 500 or more mail-outs: \$2,430.00
 - 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
- 5 Signed Variance Checklist

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND I UNDERSTAND THAT THIS APPLICATION FOR A VARIANCE CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS SUBMITTED.



SIGNED BY:

12-12-14

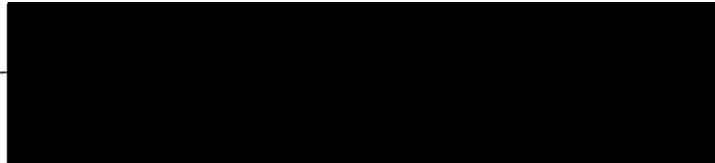
DATE:

SIGNED BY:

DATE:

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.

Michael Peltos
Name of Landowner (Applicant)
Number



[Signature]
Signature of Landowner (Applicant)
Address



E-Mail

Jason Sanks / Sanks and Associates LLC
Name of Agent
Number



Address

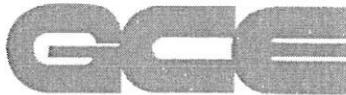
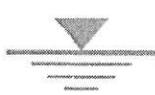
Phone

[Signature]
Signature of Agent
Address



E-Mail

The Agent has the authority to act on behalf of the landowner, 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.



GEORGE CAIRO ENGINEERING, INC

- Consulting Civil & Agricultural Engineers
- Water Resources Specialists
- Land Surveyors

October 17, 2014

Jason Sanks
Sanks and Associates, LLC
1806 E. Ellis Street
Phoenix, AZ 85042

RE: Pecan Creek Village – USBR Right-of-Way

Dear Mr. Sanks,

George Cairo Engineering, Inc. (GCE) was hired by New Magma Irrigation and Drainage District (NMIDD) to assist them in coordination with developers requesting to obtain a written land use authorization from the Bureau of Reclamation (USBR). Any possession or occupancy of any portion of, and the extraction or disturbance of any natural resources from Reclamation right-of-way, facilities, or water bodies are prohibited without written authorization from Reclamation and NMIDD. Technical review is required by Reclamation for any outside entity requests for authorization to cross or encroach upon Reclamation lands that contain project features such as levees, canals, pipelines or other water conveyance facilities owned or administered by Reclamation. The Technical Review evaluates impacts on the existing Reclamation facility to determine the compatibility with the authorized Reclamation project purposes, project operations, safety, and security. The issuance of a land use authorization is at Reclamations discretion. The authorization or consent document specifies criteria which protect Reclamation's facility and/or appurtenant facility from damage, ensures unrestricted flow and quality of water in Reclamation's facility, does not diminish the ability to perform O&M of Reclamation's facility and prevent any burden of liability.

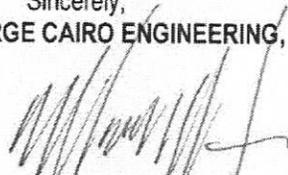
At a minimum, Reclamation guidelines state the following:

- Structures that should not be constructed on Reclamation pipeline or canal ROW (whether fee owned or by easement) include foundations, buildings, garages, carports, trailers, street lights standard, supports for large signs, walls, longitudinal fences (except security/safety fences), power or telephone poles, and similar surface structures.
- No landscaping or other changes in ground surfaces within Reclamation pipeline and canal/lateral ROW should be made without advance written permission of Reclamation through the application process. Landscaping changes may not (1) limit, prevent, or hamper O&M access; (2) increase the costs of operation and maintenance of the facility; (3) impact facility reliability; or (4) create a public nuisance or liability issues.
 - Trees and vines should not be allowed.

Both NMIDD and the USBR will not approve the installation of a six foot wall or mature landscaping within the USBR Right-of-Way. Both of these installations are considered to be incompatible with Reclamation project purposes and would inhibit the operation and maintenance of the irrigation canal located along the north boundary of your property. Requirements for obtaining a land use authorization from the USBR are in the Code of Federal Regulations (CFR) at 43 CFR 429 and Reclamation Manual LND 08-01.

If you have any additional questions please feel free to contact me directly at [REDACTED]

Sincerely,
GEORGE CAIRO ENGINEERING, INC.



Maaike M. Hough, PE

109310240 HAIDARY AHMAD F, 21435 SUMMERFIELD DR MACOMB, MI 48044	109310250 AGUALLO MARCELLA, 361 E PENNY LN QUEEN CREEK, AZ 85142	109310260 HANSEN GENE L & BEVERLY J, 1437 DENVER AVE # 210 LOVELAND, CO 80538
109310270 SEIS DOUGLAS A & JANINE M, 385 E PENNY LN SAN TAN VALLEY, AZ 85140	109310280 TC-EB LLC, 2812 N NORWALK STE 103 MESA, AZ 85215	109310490 PAUL MONA S, 374 E DANIELLA DR SAN TAN VALLEY, AZ 85140
109310500 BRYANT MATTHEW M, STEINBACK PATRICI 362 E DANIELLA DR SAN TAN VALLEY, AZ 85140	109310510 GALAXY HOLDINGS LLC, 28025 BALKINS DR AGOURA HILLS, CA 91301	109312940 PECAN CREEK SOUTH HOMEOWNERS ASSC 1600 W BROADWAY RD STE 200 TEMPE, AZ 85282
109312950 DONALDSON JEFFREY A, DONALDSON JENN 38226 N AMY LN SAN TAN VALLEY, AZ 85140	109312960 CREWSE DUSTIN, 38238 N AMY LN SAN TAN VALLEY, AZ 85140	109312970 LEATHAM ROBERT, 38252 N AMY LN SAN TAN VALLEY, AZ 85140
109312980 COMBS WILLIAM D JR, COMBS KAYOKO 2921 RITA CIR ANCHORAGE, AK 99502	109312990 JAX CHRISTIANNE S, 38278 N AMY LN SAN TAN VALLEY, AZ 85140	109313000 CROFTS ADAM V & DAWNETTE, 38292 N AMY LN SAN TAN VALLEY, AZ 85140
109313010 LUA LIJIS, LUA ESTELLA 38306 N AMY LN SAN TAN VALLEY, AZ 85140	109313020 VALADEZ MARIA L, 25 W DEXTER WAY SAN TAN VALLEY, AZ 85143	109313030 EQUITY TRUST CO CUSTODIAN FBO HUSTO PO BOX 28 PALMER, AK 99645
109313040 RASMUSSEN RYAN & NATALIE, 38346 N AMY LN SAN TAN VALLEY, AZ 85140	109313050 STRONG TERENCE A & JORDAN SARAH J, 38358 N AMY LN SAN TAN VALLEY, AZ 85140	109313060 OZVEST INC, 723 BALBOA CT SAN DIEGO, CA 92109
109313070 RODRIGUEZ BLAS F, 9335 E BASELINE RD APT 2105 MESA, AZ 85209	109313080 BROCK RHONDA R, 38400 N AMY LN SAN TAN VALLEY, AZ 85140	109313090 COLL CHRISTIE, 348 E ANGELINE AVE SAN TAN VALLEY, AZ 85140
109313100 VALENZUELA CARLOS K, 362 E ANGELINE AVE SAN TAN VALLEY, AZ 85140	109313110 BALAY STEVEN PAUL, 9511 175TH AVE EDMONTON,	109313390 ETTINGER HEIDI, MAIL RETURN
109313400 GLJ RETIREMENT PLAN, C/O JOHNSON GAR 3850 E BASELINE RD MESA, AZ 85206	109313410 BARNES BRYAN PA & KAITLIN A, 375 E ANGELINE AVE SAN TAN VALLEY, AZ 85140	109313420 DURLEY W FRED, DURLEY TERESA M 361 E ANGELINE AVE SAN TAN VALLEY, AZ 85140

10453004D
KOBERNICK FREDRICK J, KOBERNICK JOLIN
34 W RED FERN RD
QUEEN CREEK, AZ 85140

10453004P
REDD RANDY, MARY LYNN
52 W RED FERN RD
QUEEN CREEK, AZ 85140

10453008E
SAAJA HOLDINGS LLC,
2340 W MAIN ST
MESA, AZ 85201

10453008K
SCHIMEL JON MICHAEL SR, SCHIMEL ELLEN
295 W RED FERN RD
QUEEN CREEK, AZ 85140

104530130
MINNESOTA TITLE CO TR 1714, C/O SUN VAL
383 W RED FERN RD
SAN TAN VALLEY, AZ 85140

109310090
NOBELWOOD LLC,
19341 8TH AVE NW
SHORELINE, WA 98177

109310120
AMERICAN RESIDENTIAL LEASING CO LLC,
7047 E GREENWAY PKWY STE 350
SCOTTSDALE, AZ 85254

109310150
EISWEIRTH JOSEPH & REGINA,
330 E PENNY LN
SAN TAN VALLEY, AZ 85140

109310180
FINE JOSEPH D,
PO BOX 544
QUEEN CREEK, AZ 85142

109310210
MEDINA GUARIONEX,
38052 N AMY LN
SAN TAN VALLEY, AZ 85140

10453004E
ARIZONA DISTRICT OF ASSEMBLIES OF GOD,
2601 E THOMAS RD STE 210
PHOENIX, AZ 85016

10453004R
FLOOD WILLIAM C, FLOOD DARCY H
64 W RED FERN RD
QUEEN CREEK, AZ 85140

10453008F
FISCHER DIETRICH, FISCHER PAM
38100 N SANGRIA LN
QUEEN CREEK, AZ 85140

10453009A
PELTCS MICHAEL J & ALICE,
1692 W HOPI DR
CHANDLER, AZ 85224

104530140
MINNESOTA TITLE CO TR 1714, C/O SUN VALLEY
383 W RED FERN RD
SAN TAN VALLEY, AZ 85140

109310100
GARCIA FRANCISCO,
394 E PENNY LN
QUEEN CREEK, AZ 85142

109310130
DUNN PAUL J, DUNN JENNA B
358 E PENNY LN
SAN TAN VALLEY, AZ 85140

109310160
HAAG MATTHEW,
38116 N AMY LN
QUEEN CREEK, AZ 85142

109310190
MONTES OMAR,
38076 N AMY LN
SAN TAN VALLEY, AZ 85140

109310220
INGEBRIGTSEN MATTHEW LEN,
38040 N AMY LN
SAN TAN VALLEY, AZ 85140

10453004G
MCBRIDE DANA L, MCBRIDE JENNIE
38483 N MISTLER LN
QUEEN CREEK, AZ 85140

104530050
KPHV LLC,
20509 E VIA DE ARBOLES
QUEEN CREEK, AZ 85142

10453008J
SCHIMEL JON M SR & ELLENOR J,
295 W RED FERN RD
QUEEN CREEK, AZ 85140

10453009B
PELTCS MICHAEL J & ALICE,
1692 W HOPI DR
CHANDLER, AZ 85224

104530160
HERRERA JESUS J & ROSENDA T,
37966 N GANTZEL RD
QUEEN CREEK, AZ 85140

109310110
BRAVO CARLOS,
23501 S 223RD WAY
QUEEN CREEK, AZ 85142

109310140
COLFIN AL-AZ 1 LLC,
9305 E VIA DE VENTURA APT 201
SCOTTSDALE, AZ 85258

109310170
CORONA ANTONIO,
38100 N AMY LN
SAN TAN VALLEY, AZ 85140

109310200
GALLO RAFAEL & JUANA L,
28050 N SEDONA WAY
SAN TAN VALLEY, AZ 85143

109310230
JOLLEY BRANDON, JOLLEY KATIE
38028 N AMY LN
SAN TAN VLY, AZ 85140

109313450
QUEEN CREEK 1 LLC,
8711 E PINNACLE PEAK RD PMB 142
SCOTTSDALE, AZ 85255

109313460
PEETE URICA F,
402 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313470
PARSHOTAM MANESH & AMISHA,
416 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313480
CMU LLC,
20261 E OCOTILLO RD # 114
QUEEN CREEK, AZ 85142

109313490
LOCHOW CAROLYN,
2117 E LUSITANO LOOP
SAN TAN VALLEY, AZ 85140

109313500
ESTRADA GUILLERMO,
458 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313510
DAVIDSON PAMELA K & JOHN R,
PO BOX 2109
JACKSON, WY 83001

109313520
KAVANAGH DANIELLE,
492 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313530
SHALKOWITZ TOMMY,
3131 W FIVE MILE PEAK DR
QUEEN CREEK, AZ 85142

109313540

109313550
MADRID GABRIEL JAMES, MADRID MANDY
546 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313700
BARRON JOSH & AMANDA,
527 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313710
BRICE SIDNEY LLOYD,
8384 S HOMESTEAD LN
TEMPE, AZ 85284

109313720
LEONIDAS FRANCIS X,
499 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313730
CENTERS PATRICIA,
481 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313740
SFR 2012-1 US WEST LLC, C/O MS 100 ASSE
135 N LOS ROBLES AVE FL 4
PASADENA, CA 91101

109313750
HUBBARD LACEY & RONALD W,
3269 BUTTERFLY LN
MORGAN HILL, CA 95037

109313760
CMU LLC,
20261 E OCOTILLO RD # 114
QUEEN CREEK, AZ 85142

109313770
MUNOZ SONYA,
431 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313780
OLSEN TANYA M,
417 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313790
DAVIS GARY B JR, JONES CASSY A
403 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313800
ALBRIZIO JEREMI,
389 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313810
DE LA CRUZ GERONIMO A,
375 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313820
GONZALEZ ISMAEL & MARIA TRS, GONZALEZ
631 LAKEHAVEN DR
SUNNYVALE, CA 94089

109313830
WIJFJES TIMOTHY C M,
1620 SHORES BLVD
ROCKWALL, TX 75087

109313840
HARRIS ANTHONY JR, HARRIS CHRISTY
374 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313850
PRIETO AGUSTIN JR,
388 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313860
PADILLA DUNIA,
402 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313870
MARCELL SUSAN & ARTHUR L JR,
2636 W OLNEY AVE
PHOENIX, AZ 85041

109313880
ARMSTRONG ELIZABETH,
430 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313890
MAIDLOW EDITH S.
37175 FALLSGROVE AVE
MURRIETA, CA 92563

109313900
SHEPARD JENNIFER M,
458 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313910
WINTERS HEATHER D & ANDREW O.,
472 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313920
VALLE MARTINA & VALADEZ MARIA,
3525 PARK BLVD
PALO ALTO, CA 94306

109313930
JOINER JAMES R SR & SHARON S,
MAIL RETURN
.

109313940
GRISAMORE DAVID A.,
PO BOX 1196
QUEEN CREEK, AZ 85142

109313950

109314040
PRECISION FUND 1 LLLP,
4200 JAMES RAY DR
GRAND FORKS, ND 58202

109314050
VERMEYS PAUL,
377 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314060
JENSEN ALBERT C JR & ERICA B,
391 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314070
IH2 PROPERTY PHOENIX LP,
2075 S COTTONWOOD DR
TEMPE, AZ 85282

109314080
MCCLAIN PROPERTIES LLC,
14316 N CASCADE RD
DUBUQUE, IA 52003

109314090
WANDERLEY CINDY,
433 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314100
ZIMMERMAN BRENDA,
447 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314110
VALLE MARTINA,
461 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314120
MCCRARY PATRICK & SANA,
5125 N BURWOOD AVE
COVINA, CA 91722

109314130
CRAIG JEREMY & ANITA,
491 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314140
PENA KRIS A,
17320 E MELODY DR
GILBERT, AZ 85234

109314150
PEVESTORF JACQUELINE,
525 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314160
GILLELAND MIKE & KATHLEEN,
541 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109315340
RADER JAMES L & JULIET ,
38538 N BEVERLY AVE
SAN TAN VALLEY, AZ 85140

109315350
CARLSON C RAY & LINDA B TRS,
1700 SHADY PINE DR
IDAHO FALLS, ID 83404

109315360
DELACRUZ RESTITUTO F,
38564 N BEVERLY AVE
SAN TAN VLY, AZ 85140

109315370
LOVELAND EDWIN D , L'HOSTE MARILYN S
38578 N BEVERLY AVE
SAN TAN VALLEY, AZ 85140

109315380
SLAGHT ROBERT E JR,
19222 N 71ST DR
GLENDALE, AZ 85308

109315390
DESTEFANO STEVEN,
38604 N BEVERLY AVE
SAN TAN VALLEY, AZ 85140

109315400
MIRANDA ADELINE,
38616 N BEVERLY AVE
SAN TAN VLY, AZ 85140

109315410
POSTON BARRY WILLIAM & REBECCA N,
38630 N BEVERLY AVE
SAN TAN VLY, AZ 85140

109315420
COLEGROVE GORDON B & ANEMONE,
38642 N BEVERLY AVE
SAN TAN VLY, AZ 85140

10932948A
PECAN CREEK SOUTH HOA, C/O AAM LLC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

109313430
JIMENEZ ALFREDO,
25 W DEXTER WAY
SAN TAN VALLEY, AZ 85143

109313440
NGUYEN THUY T,
3151 ALA ILIMA ST # 1415
HONOLULU, HI 96818

109313450
QUEEN CREEK 1 LLC,
8711 E PINNACLE PEAK RD PMB 142
SCOTTSDALE, AZ 85255

109313460
PEETE URICA F,
402 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313790
DAVIS GARY B JR, JONES CASSY A
403 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313800
ALBRIZIO JEREMI,
389 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313810
DE LA CRUZ GERONIMO A,
375 E MELANIE ST
SAN TAN VALLEY, AZ 85140

109313820
GONZALEZ ISMAEL & MARIA TRS, GONZALEZ FA
631 LAKEHAVEN DR
SUNNYVALE, CA 94089

109313830
WIJFJES TIMOTHY C M,
1620 SHORES BLVD
ROCKWALL, TX 75087

109313840
HARRIS ANTHONY JR, HARRIS CHRISTY
374 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313850
PRIETO AGUSTIN JR,
388 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109313860
PADILLA DUNIA,
402 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314040
PRECISION FUND 1 LLLP,
4200 JAMES RAY DR
GRAND FORKS, ND 58202

109314050
VERMEYS PAUL,
377 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314060
JENSEN ALBERT C JR & ERICA B,
391 E JEANNE LN
SAN TAN VALLEY, AZ 85140

109314070
IH2 PROPERTY PHOENIX LP,
2075 S COTTONWOOD DR
TEMPE, AZ 85282

10932948A
PECAN CREEK SOUTH HOA, C/O AAM LLC
PECAN CREEK SOUTH HOA, C/O AAM LLC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

USA104010

109314180

10932948A

USA104010

HENNAGER ERIC & PETTERSON JODEE.
525 1ST ST
LANGDON, ND 58249

PECAN CREEK SOUTH HOA, C/O AAM LLC
PECAN CREEK SOUTH HOA, C/O AAM LLC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

I hereby verify that the name list above was obtained on the 25th day of Oct, 20 13
at the office of Senks Assoc., and is accurate
and complete to the best of my knowledge.

[Signature]
Signature

10/25/13
Date

Acknowledged before me by Jason Lawrence Senks, on this 25th
Day of October, 2013
of

(SEAL)

[Signature]
Signature of Notary Public

