

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 **REDUCTION OF THE OFF-STREET PARKING AND LOADING REQUIREMENTS** FOR THE UNINCORPORATED AREA OF PINAL COUNTY.

BA-004-14 – PUBLIC HEARING/ACTION: Gold Canyon Village Holdings, Inc., landowner, Pamela Johns, applicant, requesting a reduction in the off street parking requirements of Section 2.140.020; to decrease the parking space requirement for an assembly hall from: one (1) space per every fifty (50) square feet of total floor area used for public assembly or one (1) space per three (3) seats in the main assembly room, whichever is greater, to: one (1) space per every one hundred (100) square feet of total floor area used for public assembly on a 3.83± acre parcel in the (CB-2) General Business zone, situated in a portion of Section 7, T01S, R09E, G & SRB & M, Tax Parcel 104-11-005B (legal on file) (north of US HWY 60 west of Mountainbrook Drive in the Gold Canyon 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.
Apache Junction News

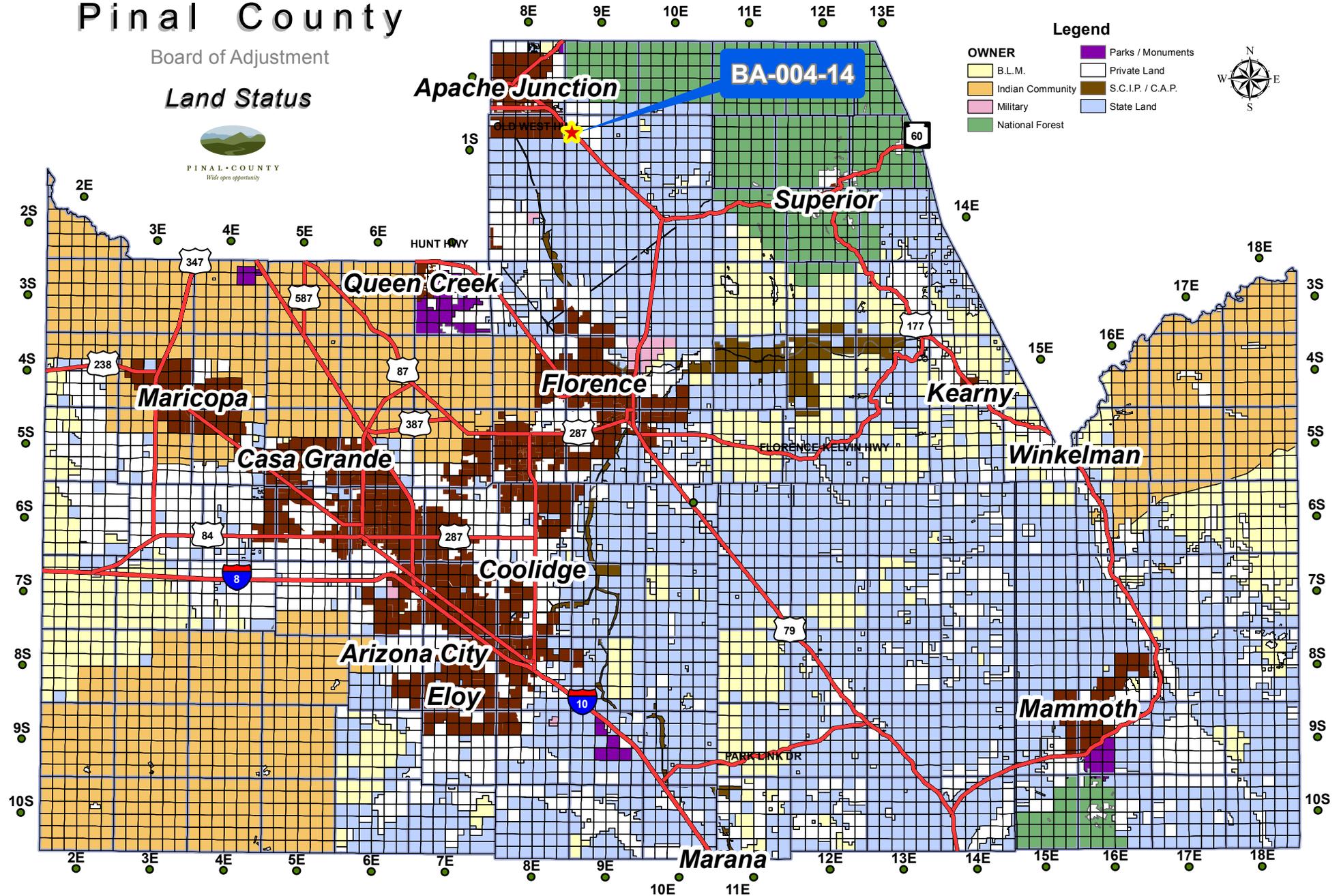
Pinal County

Board of Adjustment

Land Status



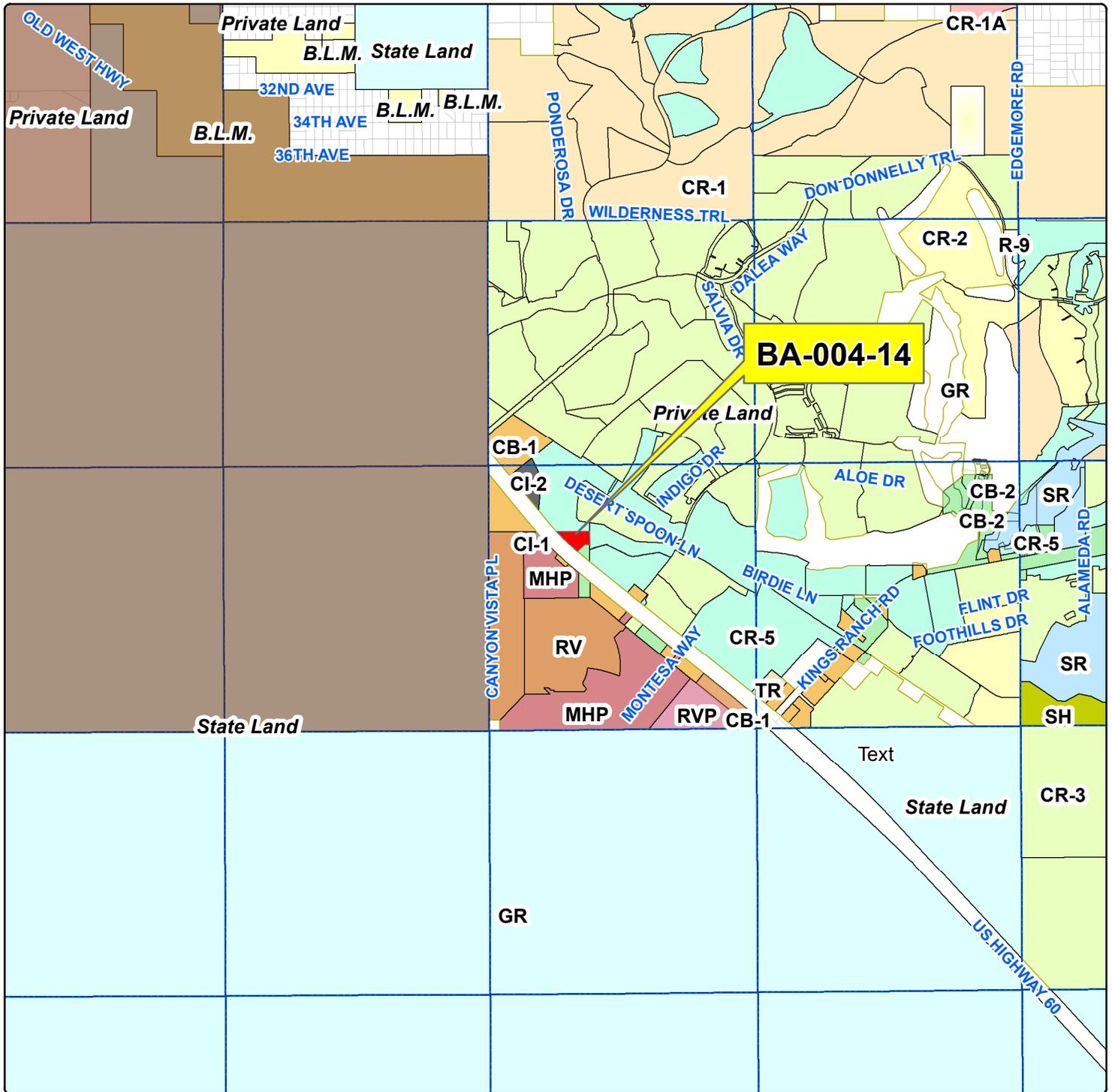
PINAL COUNTY
Wide open opportunity



Legend

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





Board of Adjustment
Community Development



PINAL COUNTY
Wide open opportunity

GOLD CANYON VILLAGE HOLDINGS INC

Legal Description:
Situated in a portion of the Section 7, T01S,R09E, G&SRB&M, 104-11-005B (legal on file) (located in the Gold Canyon area).

T01S-R09E Sec 7



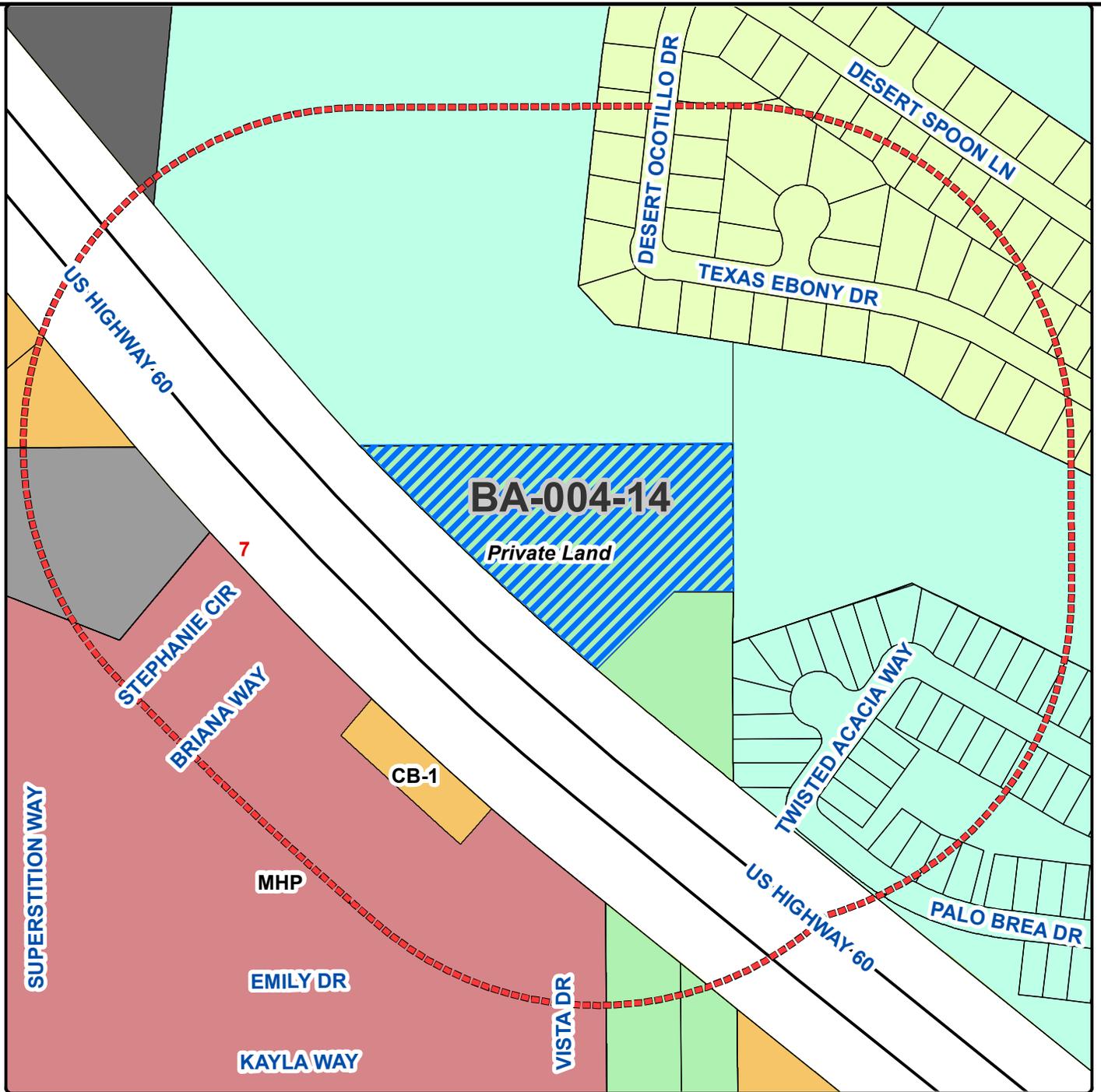
GOLD CANYON VILLAGE HOLDINGS INC

Sheet No.
1 of 1

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

Sections: 7 Township: 01S Range: 09E

Case Number: BA-004-14



Board of Adjustment

BA-004-14 – PUBLIC HEARING/ACTION: Gold Canyon Village Holdings, Inc., landowner, Pamela Johns, applicant, requesting a reduction in the off street parking requirements of Section 2.140.020; to decrease the parking space requirement for an assembly hall from: one (1) space per every fifty (50) square feet of total floor area used for public assembly or one (1) space per three (3) seats in the main assembly room, whichever is greater, to: one (1) space per every one hundred (100) square feet of total floor area used for public assembly on a 3.83± acre parcel in the (CB-2) General Business zone, situated in a portion of Section 7, T01S, R09E, G & SRB & M, Tax Parcel 104-11-005B (legal on file) (north of US HWY 60 west of Mountainbrook Drive in the Gold Canyon area).

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



PINAL COUNTY
 Wide open opportunity

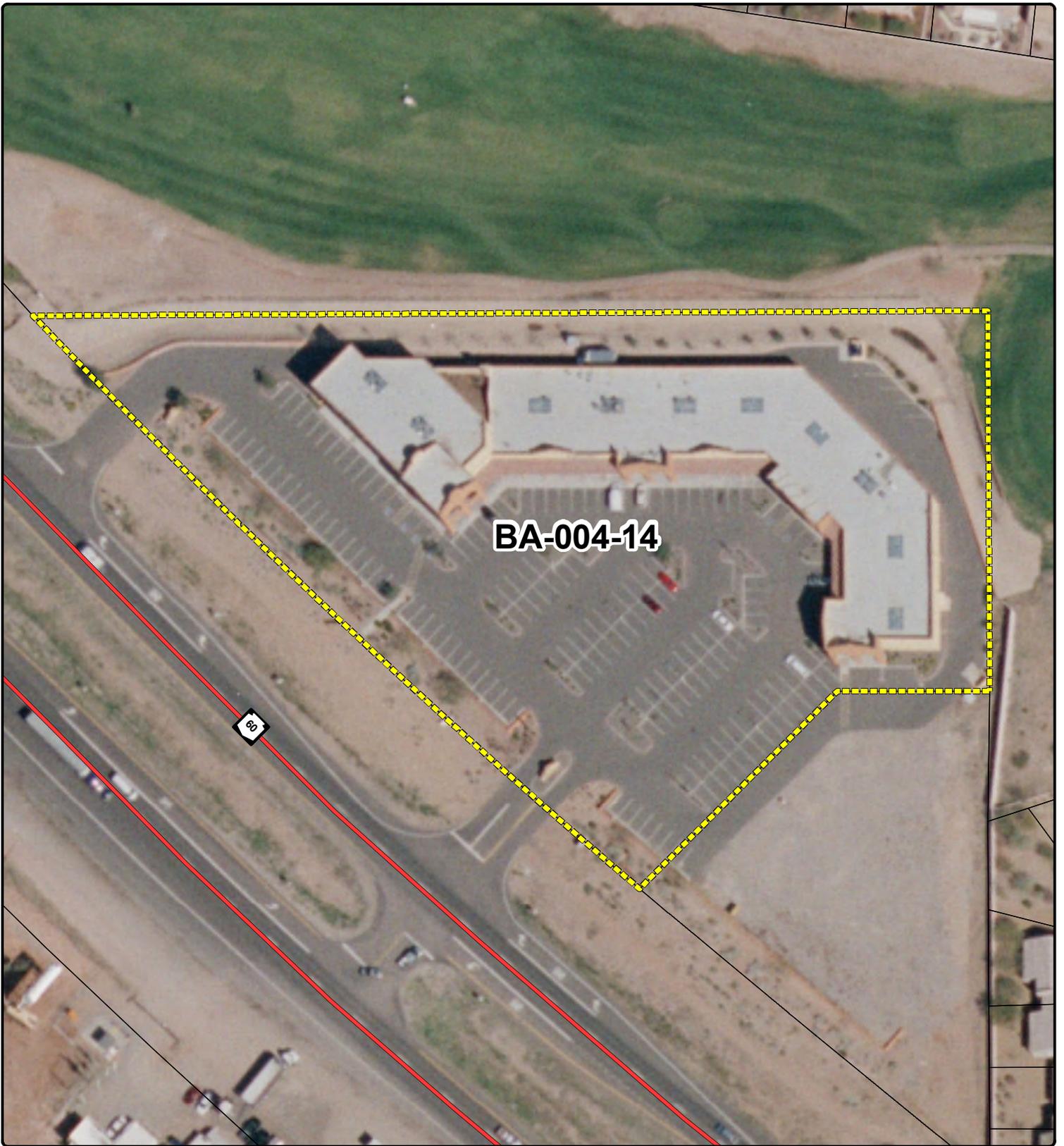
Legal Description:
 Situated in a portion of Section 7, T01S, R09E, G&SRB&M, 104-11-005B (legal on file)
 (located in the Gold Canyon area).

T01S-R09E Sec 7



Sheet No.
 1 of 1

Owner/Applicant: GOLD CANYON VILLAGE HOLDINGS INC		
Drawn By: GIS / IT / LJT	Date: 12/30/2014	
Sections 7	Township 01S	Range 09E
Case Number: BA-004-14		



BA-004-14

Board of Adjustment



PINAL • COUNTY
Wide open opportunity

BA-004-14

SITE DATA TABLE	
PARCEL#:	104-114005(02)
ZONING:	CB-2
SETBACKS:	18' FRONT - 0' SIDE - 10' REAR
GFA:	29,163 S.F. (140' x 6,199 S.F. (2nd))
BUILDING HEIGHT:	32'-0" TOP OF PARAPET - HIGHEST POINT 42'-7"
PARKING:	85,314 S.F. @ 1/200 = 176 SPACES REQUIRED 120 SPACES PROVIDED
TOTAL LAND AREA:	166,828 S.F. - 3.829 ACRES
IMPERVIOUS SURFACE:	114,486 S.F.
% OPEN SPACE:	32,339 S.F. - 31%
ADA PARKING:	6 REQUIRED - 8 PROVIDED

PARKING CALCULATION:

ROSATI'S PIZZA
 DINING AREA 560 S.F. / 75 = 8 STALLS
 KITCHEN/STORAGE 1690/1000 = 2 STALLS
 EMPLOYEES 2 = 1 SPACES

LUCKY CREAM YOGURT
 DINING AREA 635 S.F. / 75 = 9 SPACES
 KITCHEN/RESTROOM 865/1000 = 1 SPACE
 EMPLOYEE 1 = 1 SPACE

NEW EVENT CENTER
 ASSEMBLY AREA 3733 S.F. / 75 = 50 SPACES
 STORAGE 929 S.F. / 1000 = 1 SPACES
 EMPLOYEES = 4/2 = 2 STALLS

FUTURE RESTAURANT
 DINING AREA 2462 S.F. / 75 = 33 SPACES
 KITCHEN/STORAGE 1446 S.F. / 1000 = 2 SPACES
 EMPLOYEES = 4/2 = 2 SPACES

FURNITURE STORE
 FURNITURE 8000 S.F. / 1000 = 8 SPACES
 EMPLOYEES 2/2 = 1 SPACE

REMAINING RETAIL AND OFFICE OCCUPANCY = 13340 S.F. / 200 = 67 SPACES
 (INCLUDING EXISTING DENTAL OFFICE)
 EMPLOYEES 6 / 2 = 3 SPACES

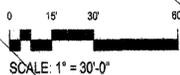
TOTAL PARKING REQUIRED = 191 SPACES

EXISTING PARKING = 191 SPACES

GENERAL SITE NOTES:
 1. ALL MECHANICAL EQUIPMENT ON ROOFS WILL BE SCREENED FROM SIGHT
 2. ALL PARKING AND BUILDING LIGHTING DOES NOT EXCEED 0.2 FC AT PROPERTY LINE
 3. ALL DUMPSTERS SHALL BE SCREENED FROM PUBLIC VIEW
 4. PARAPET OF BUILDING IS AT 32'-0" - TALLEST BUILDING ELEMENT IS 42'-0"

BUILDING 1
 FIRST FLOOR
 29,163 S.F. (GROSS)
 SECOND FLOOR
 6,166 S.F. (GROSS)

THIS AREA IS NOT IN CONTRACT
 PAD "A"



1 SITE PLAN
 1" = 30'-0"



SPR - 022 - 06

- 1 PROPERTY LINE
- 2 NEW DRAINAGE SWALE - SEE CIVIL
- 3 FIRE TURN RADIUS - 35' INSIDE, 40' CENTER, 50' OUTSIDE
- 4 4' PAINTED LANE STRIPE
- 5 LANDSCAPING - SEE LANDSCAPING PLAN FOR PLANTING MATERIAL
- 6 SITE WATER RETENTION - SEE CIVIL
- 7 ASPHALT PAVED PARKING AREA - SEE CIVIL
- 8 TRASH DUMPSTER LOCATION - SEE DETAIL 08/SP125
- 9 THICKEN ASPHALT PAVEMENT TURNDOWN EDGE - SEE CIVIL
- 10 3' HIGH 8"x8"x10" (FROM FINISH GRADE) FRONT PARKING CMU SITE WALL - TEXTURED COATING ON CMU - SEE DETAIL 17/SP125
- 11 6' HIGH 8"x8"x10" CMU SITE WALL - TEXTURED COATING ON CMU - SEE DETAIL 18/SP125
- 12 ADA ACCESSIBLE ROUTE
- 13 SITE LIGHTING TO MEET DARK SKY CODE - LITHONIA MODEL ASI 175M SR4SC 208 RPA
- 14 WALL SIGNS - 1 SIGN PER TENANT WITH NO SIGNOR LOGO SHALL BE HIGHER THAN 24" AND LENGTH NO LONGER THAN 80% OF AREA IT IS INSTALLED UPON
- 15 ACCESS 20'x10' VIEW TRIANGLES
- 16 MONUMENT SIGN TO MEET PINAL COUNTY SIGN CODE - SEE DETAIL 16/SP100
- 17 BUILDING REAR SITE LIGHTING TO MEET DARK SKY CODE - WALL PACKS - LITHONIA MODEL ASW11 175M SR4SC 208
- 18 2' DG GROUND COVER DUST CONTROL
- 19 ADA PARKING SPACES - SEE DETAIL 08/SP125
- 20 NOT USED
- 21 SITE UTILITIES - SEE CIVIL
- 22 ELECTRICAL S.E.S.
- 23 ROOF LADDER LOCATIONS
- 24 DOWN SPOUT LOCATION - PROVIDE A CONCRETE SPLASH BLOCK AT EACH LOCATION
- 25 ADA SIDEWALK RAMP - SEE DETAIL 11/SP125
- 26 ADA SIDEWALK RAMP - SEE DETAIL 13/SP125
- 27 8" CONCRETE CURB - SEE CIVIL
- 28 8'-0" X 10'-0" PYLON SIGN
- 29 STORAGE

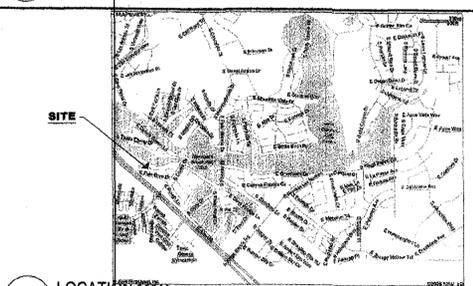
4 SITE NOTES

LOT AREA BUILDING LOT PAD "A"	166,828 S.F. = 3.829 ACRES (LAND AREA) 46,932 S.F. = 1.08 ACRES (LAND AREA)
BUILDING AREA BUILDING 1 FIRST FLOOR BUILDING 1 SECOND FLOOR	29,163 S.F. 6,166 S.F. TOTAL CENTER AREA 35,319 S.F.
PROVIDED SPACES 191 SPACES PROVIDED	HC PARKING SPACES PROVIDED 6 SPACES

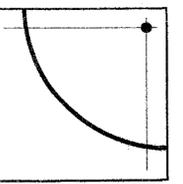
3 PARKING

ZONING - CB-2
 TYPE OF CONSTRUCTION
 TYPE 2B
 TYPE OF OCCUPANCY
 B (FIRST FLOOR)
 B (SECOND FLOOR)
 LOT COVERAGE = 21.41%
 LOT SIZE
 166,828 S.F. (3.829 ACRES)
 BUILDING AREA
 BUILDING 1 = 29,163 S.F.
 BUILDING 1 CANOPY = 6,552 S.F.
 TOTAL BUILDING AREA = 35,715 S.F.
 PAD A 46,932 S.F. = 1.08 ACRES (LAND ONLY)

2 SITE / BUILDING INFORMATION



1 LOCATION MAP
 N.T.S.



arccone associates, LLC
 2715 N. 3rd Street, PHOENIX, ARIZONA 85004

GOLD CANYON VILLAGE
 FOR
JAMES AND FROST INTEREST
 A.P.N. 104-11-005(02)
 U.S. HWY 60
 GOLD CANYON ARIZONA 85218

design: RDO
 draw: RO
 check: RDO

revisions:

1	10/24/09	COUNTY COMMENTS
2	07/25/09	OWNER

COPYRIGHT 2009, ALL RIGHTS RESERVED.
 arccone associates, LLC
 THIS DRAWING IS THE PROPERTY OF arccone associates, LLC
 AND MAY NOT BE REPRODUCED, COPIED OR CHANGED
 HEREIN WITHOUT PERMISSION OF THE ARCHITECT



date: 01/12/06
 SHEET
SP100
 of 2 of 8
 JOB A0371105



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: 6900 E. Hwy 60,
Gold Canyon, AZ 85118

2. Tax Assessor Parcel No.: 104-11-005 B

3. Current zoning: _____ Requested zoning (if applicable) N/A

4. The size (to the nearest 1/10th of an acre): 3.83 acres

5. The existing use of the property is as follows: Commercial
Shopping Center

6. The proposed use under this request: same

7. Is there a zoning violation on the property for which the owner has been cited? If yes, No
zoning violation # _____

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.
none

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: BA-004-14

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 to 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 "neighborhood" Shopping Center has approximately 35,313 square feet of leasable space. At the current time 5,011 square feet is leased to a banquet hall, approximately 14% of the total square feet within the Center. The Center has 188 parking spaces. With the current ordinance requirement for an Assembly Hall of 1 parking space per 50 square feet, the banquet hall space is allocated approximately 55% of the total available parking spaces. This severely limits the ability to lease the remaining available vacant spaces for general commercial and office uses. The banquet hall typically uses the parking lot during the evening or weekend hours, times when office and other commercial users would not be using the parking lot.

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.

Centers with high vacancy rates run the risk of the inability to maintain the property in clean and safe conditions which is a detriment to the surrounding neighborhood.

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 of injurious to property or improvements in the neighborhood.

Granting this application will permit the ownership of this Center to lease the current vacant spaces for general commercial and office uses. A Center with a high occupancy rate enhances the neighborhood with increased shopping and businesses close to homes. Higher occupied Centers are able to continue to provide services necessary for quality maintenance and appearance.

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 allow the ownership to lease additional spaces rather than having vacant spaces which can create a nuisance to a neighborhood.

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

The items in item 9 are not self-imposed.

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 issue of a variance.

This variance will permit the vacant suites to be leased to general commercial uses, including offices, that have a lower parking requirement.

Gold Canyon Village Parking Variance

	Current Floor Space	Current Ordinance Requirement	Current Parking Requirement	Proposed Variance	Proposed Parking Requirement
Assembly Hall	5,011sf	1 per 50sf of floor area used for public assembly.	100 spaces	1 per 100sf of floor area used for public assembly.	50 spaces

Gold Canyon Village Holdings, Inc purchased the shopping center property located at 6900 E Highway 60, Gold Canyon AZ in March 2013.

The center is approximately 35,313sf with 19,448sf of the total currently leased.

We have been informed by Pinal County that under the current ordinance requirements that we will be unable to lease most of the remaining vacant space in the center due to lack of parking.

We request that the parking requirement for the Assembly Hall use space in the center be reduced from 1 parking space per 50sf to 1 parking space per 100sf.

This reduction will allow the property owner to lease the vacant space in the center which will in turn bring business activity and revenue to the community.

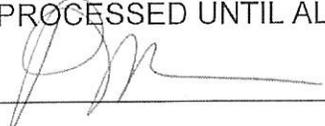
VARIANCE SUBMITTAL CHECKLIST

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 \$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
- 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:

9/23/14

DATE:

SIGNED BY:

DATE:

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.

Pamela Johns [REDACTED] [REDACTED]
NAME OF APPLICANT ADDRESS PHONE #

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

Gold Canyon Village Holdings Inc. same [REDACTED]
NAME OF LANDOWNER ADDRESS PHONE #

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

NAME AND ADDRESS OF PERSON TO BE NOTIFIED. PHONE #

[Signature] 9/23/14
SIGNATURE OF APPLICANT DATE

SIGNATURE OF APPLICANT DATE

PROPERTY OWNERSHIP LIST
(REQUIRED FOR FILING ALL APPLICATIONS)
(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED, PLEASE PHOTOCOPY)

INSTRUCTIONS:

SEE ATTACHED LISTS

PRINT NAME, ADDRESS, CITY, STATE, ZIP CODE AND TAX PARCEL NUMBER FOR EACH PROPERTY OWNER WITHIN 600 FEET OF THE SUBJECT PARCEL BOUNDARY.

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: _____

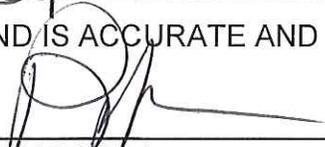
Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

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

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

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

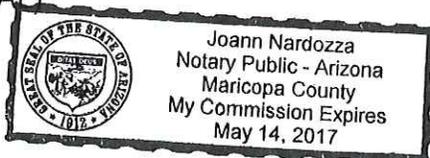
I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 23rd DAY OF September, 2014, AT THE OFFICE OF Helix Asset Management AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

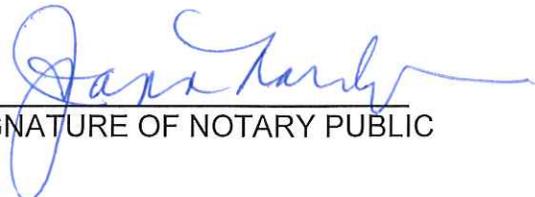

SIGNATURE PAMELA JOHNS

9/23/14
DATE

ACKNOWLEDGED BEFORE ME BY Joann Nardozza, ON THIS DAY OF September 23, 2014.

(SEAL)




SIGNATURE OF NOTARY PUBLIC

10411002A
KARNO NORTON S, KOKOMO MALL LLC
16255 VENTURA BLVD STE 1200
ENCINO, CA 91436

10411002B
AP PROPANE INC,
PO BOX 798
VALLEY Forge, PA 19482

10411004A
QNC XVI LLC,
7291 E ADOBE DR STE 115
SCOTTSDALE, AZ 85255

10411004B
SCHNEPF CHARLED A TR ETAL,
7272 E DESERT HONEYSUCKLE DR
GOLD CANYON, AZ 85118

10411005A
GOLD CANYON VILLAGE HOLDINGS INC,
16435 N SCOTTSDALE RD STE 440
SCOTTSDALE, AZ 85254

10411005B
GOLD CANYON VILLAGE HOLDINGS INC,
6823 43 AVENUE NE
CALGARY,

10411007B
CANYON VISTAS RVR LLC,
385 CLINTON ST
COSTA MESA, CA 92626

10411007C
CANYON VISTAS RVR LLC,
6601 E US HIGHWAY 60 OFC
GOLD CANYON, AZ 85118

10411012F

104110190
MOUNTAINBROOK GOLF CLUB LLC,
5783 S MOUNTAINBROOK DR
GOLD CANYON, AZ 85118

104910260
GIEBEL RICHARD F & JANET A,
PO BOX 375
WOODRUFF, WI 54568

104910270
FOX SANDRA TRUST,
446 QUAIL POINT DR
RACINE, WI 53406

104910280
HAMUS JEFFERY F & MICHELLE L REV TR,
M324 BIRCH ST
MARSHFIELD, WI 54449

104910290
KINNEY PAUL J, KINNEY SHARON L
11352 LONDON CT NE
BLAINE, MN 55449

104910300
LAWRENCE DOUGLAS J, LAWRENCE MERYI
3598 CANTERBURY DR
SURREY,

104910310
BAGHDOIAN ROSALIE LIVING TRUST,
19123 PARKE LN
GROSSE ILE, MI 48138

104910320
HULTGREN MARK M & MARYA K,
10225 CHICAGO CIR
BLOOMINGTON, MN 55420

104910330
MATTSON NEIL JOHN & MABEL JENEVA,
PO BOX 594
WYOMING, MN 55092

104910340
RUSH DAN J & KATHLEEN,
5936 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910350
WAGGONER GRANT E TRUST,
1704 CAPELLA CT
PETALUMA, CA 94954

104910360
BOYD BARBARA E,
5724 SHANNON LN
CLARKSTON, MI 48348

104910370
SIFFERLE MICHAEL R & JANETTE,
504 BUFFALO RUN RD
BUFFALO, MN 55313

104910380
SAATZER FRAN J, SAATZER ROGER L
8328 GULLWOOD RD
LAKESHORE, MN 56468

104910390
REILLEY CATHY E,
4844 N LAMON AVE
CHICAGO, IL 60630

104910400
PARKER NEIL KIRBY & MARY LEE,
8855 DUNN RD
HAZELWOOD, MO 63042

104910410
BURT CAROLYN A,
6044 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910420
DEKONTY MICHAEL TR,
6052 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910430
JEFFERSON DON & HELEN FAM TRUST,
6055 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910440
CLAYTON JOYCE V TR,
18279 HICKORY RIDGE RD
FENTON, MI 48430

104910450
MACABIO NEMESIA J,
6031 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910460
JAYME TERESITA P,
6031 S TWISTED ACACIA WAY
GOLD CANYON, AZ 85118

104910470
FYLLING ROBERT DALE & MARY COLLEEN ,
1020 CRESCENT LN
BISMARCK, ND 58501

104910480
MATTSON NEIL JOHN, MATTSON MABEL GEN
PO BOX 594
WYOMING, MN 55092

104910490
1431522 ALBERTA LTD,
906 33 ST NW
CALGARY,

104910500
PETERS JOYCE,
BOX 38
RANDOLPH,

104910510
BLIKRE STEVE A & BARBARA J,
PO BOX 3006
MINOT, ND 58702

104910520
DEWENTER DUANE N & JANE A ,
1216 SOMERSET BLVD
SAINT CLOUD, MN 56303

104910900
MATHEWS JAMES M, MATHEWS JOANN C
7082 E PALO BREA DR
GOLD CANYON, AZ 85118

104910910
ZARKA CHARLES J TR #1 , ZARKA PATRICIA I
3580 W MAPLE RAPIDS RD
SAINT JOHNS, MI 48879

104910920
FREEBERG RICHARD RUSSELL & ELLEN DAI
9220 BISS RD
BRITT, MN 55710

104970280
ARMATO MARTIN M & HOLLY D,
5676 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970290
BOSE CLARENCE MARK TR,
5702 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970300
RECTOR R W & DIANA L,
5730 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970310
VANZEE BRET W, C/O SHOWALTER EVELYN
1498 SW COOK RD
PORT ORCHARD, WA 98367

104970320
BALBINOT MARY ELAINE REV LIV TRUST,
7001 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970330
PUDENZ MARK JAMES & CONNIE L,
23603 130TH ST
CARROLL, IA 51401

104970340
VOSS VERN LOUIS & CHRISTINE ROSE,
2317 PRIMO RD UNIT D
HIGHLANDS RANCH, CO 80129

104970350
HAIDER FRANCIS J , NELSON KATHY L
7059 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970360
STEWART DONALD I OR PAULINE TRS,
7087 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970370
WATKINS SHELDON C & ALICE P TRS,
7103 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970380
LEIGHTON ROBERT L & JEANETTE A TRS,
7125 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970390
HOFMANN FRED H & MARION L TR,
7147 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970400
SPERLING DONALD L TRS, CRIMINS NITA R TRS
7161 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970410
FELLOWS BEN E,
7189 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970420
HALL LARRY & DIANNA,
1 CARRIE CT
FORT MORGAN, CO 80701

104970430
HOOVER LORRAINE M TR,
23698 MULLIGAN MILE
RAPID CITY, SD 57702

104970630
RYAN DANIEL C,
7195 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970640
BREHM RONALD W,
7179 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970650
NOLAN PROPERTY INVESTMENTS LLC,
1308 CASTLEWOOD CT
LEMONT, IL 60439

104970660
WANTTAJA IVA G,
MAIL RETURN

104970670
DIFFIN C VIRGINIA,
7609 NW 133RD PL
OKLAHOMA CITY, OK 73142

104970680
OPFER HENRY W. OPFER GLADYS M
7121 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970690
STECHEW WILFRED J & JEANNE R,
207 BOSTON HILL RD
BILLINGS, MT 59102

104970700
PEREZ ANITA GREGGS TRS,
7085 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970710
DECKER JOHN A AND LOLA J REV TRUST,
7067 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970760
BURCH FENWICK H JR & LINDA L TRS, BURC
5671 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970770
MILTON CARL & LORETTAA REV TRUST,
5697 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970780
NOLAN LINDA TRUST ETAL,
7163 E DESERT SPOON LN
GOLD CANYON, AZ 85118

104970790
BRENT LOUIS V TR,
5749 S DESERT OCOTILLO DR
GOLD CANYON, AZ 85118

104970800
AVRIN STEPHEN J, AVRIN BARBARA C
5750 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970810
MASON MARLENE E TR,
5728 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970820
VOGT ROBERT A & JANET B TRUST,
5690 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970830
KRUEGER RALPH C. KRUEGER DIANNA K
5695 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970840
SCHELOT DONALD G & MADONNA D TRS,
5727 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970850
SEARS TRUST,
5751 S GOLDEN BARREL CT
GOLD CANYON, AZ 85118

104970860
LEONARD KAREN M SURVIVORS TRUST,
216 EAGLES COVE CIR
NORTH PRAIRIE, WI 53153

104970870
CANDELL STAN L, CANDELL KIM M
7144 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970880
WENZEL CHARLENE TR,
7152 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970890
SCOTT WILLIAM E & JEANNE R ,
7160 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

104970900
WAGGONER GRANT E TR,
1704 CAPELLA CT
PETALUMA, CA 94954

104970910
SKAALERUD CAROLYN,
7214 E TEXAS EBONY DR
GOLD CANYON, AZ 85118

10828020B
GOLD CANYON RANCH COMMUNITY ASSOC
GOLD CANYON RANCH COMMUNITY ASSOC
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6900 E US Highway 60, Gold Canyon, AZ 85118, USA

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