

10/07/2024

Dear Property Owner:

The purpose of this letter is to inform you that Tim & Kristi Sheahan (owners of AJ Apartments) have recently filed a rezoning request for an approximately 2 acre site located at the Southwest corner of Colt and 2nd Ave, rezoning case number P-24-64-PZ, to change the zoning from RM-2 to RS-GR. We would like to invite you to a neighborhood meeting to discuss this rezoning request.

The following describes our request:

Existing use: The entire 4.05 acre lot is currently vacant and zoned RM-2 which is High-density Multi-Family Residential.

Proposed change: We are splitting the 4.05 acre parcel (parcel #101-20-008A) in half to build our personal residence on the North half of the lot being rezoned to RS-GR which is General Rural Low Density Single-Family Detached Residential. The South half will remain RM-2.

A neighborhood meeting will be held on Wednesday, October 23, 2024, at 7:00 pm at the Apache Junction Multi-Generational Center at 1035 N Idaho Rd, Apache Junction, room \_\_\_\_\_.

You are invited to attend this meeting to learn about the proposed zoning and plan for the North lot. If you are unable to attend, please contact the City of Apache Junction Development Services Department planner, Nick Leftwich, at [nleftwich@apachejunctionaz.gov](mailto:nleftwich@apachejunctionaz.gov) or 480-474-8575.

Please be advised that meetings and hearings before the Apache Junction Planning and Zoning, and the Apache Junction Town Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled as well as a sign posted on the property.

Sincerely,

Tim & Kristi Sheahan  
AJ Apartments LLC  
[office@ajapartments.com](mailto:office@ajapartments.com)  
480-437-4964

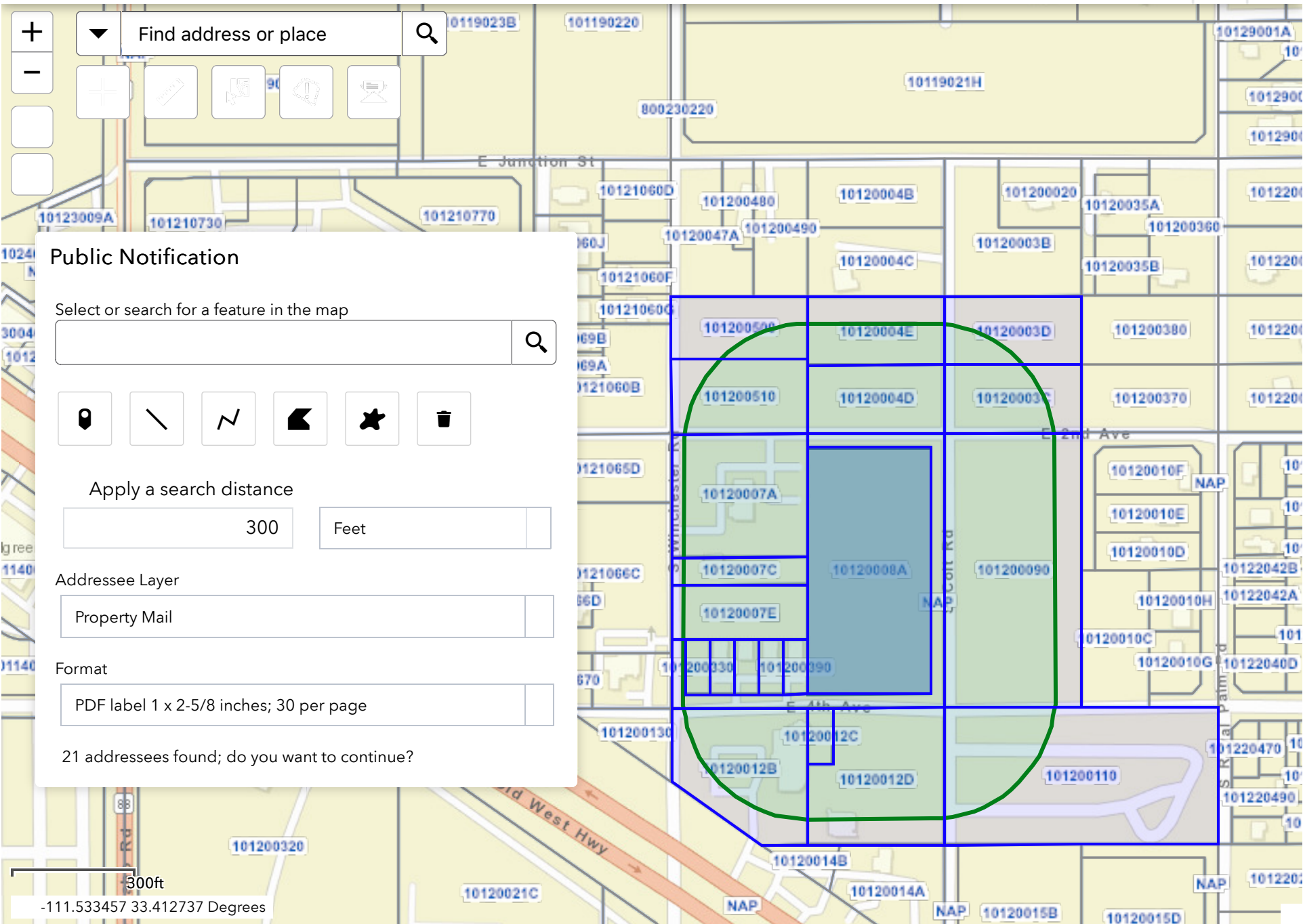
## Public Participation Report

To gauge neighborhood thoughts to the rezoning request, letters were mailed to all property owners within 300 ft of the property and a neighborhood meeting was held on Wednesday, October 23, 2024, at the Apache Junction Multigenerational Center. One property owner attended the meeting. Justin Miller (120 S. Colt Rd) attended the meeting and is in support of the rezoning request. He stated he had also spoken with the surrounding neighbors on Colt Rd. and they would much rather have a house located adjacent to their properties than multi-family units. He conveyed that they were all in support of the rezoning. Prior to the meeting we had also spoken with Daniel Cody (325 S Winchester Rd) and he also stated that he would rather have a single family home behind his property.

We feel this feedback supports our belief that a single family home on the North half of the property is a better fit for the neighborhood/adjacent properties. Keeping the South half zoned for multi-family will keep the multi-family along 4th Ave. adjacent to the existing multi-family units.

Public Participation Plan:

- Rezoning request of the North half of parcel 101-20-008A, changing RM-2 to a single house that the owners (the applicant) will live in.
- The public will be informed by the letters sent out by the town informing them of an open house with the date, time and location.
- No issues have been raised yet from the neighboring residents.
- Issues raised by staff and/or the public will be addressed if and when they are raised.



### Public Notification

Select or search for a feature in the map

Apply a search distance

Addressee Layer

Format

21 addressees found; do you want to continue?

300ft  
 -111.533457 33.412737 Degrees