

# **Diamante Homes Acacia Townhomes**

Northeast Corner of  
Southern Avenue and Acacia Road

## **Citizen Participation Report**

Submitted to:  
**Apache Junction**  
**Development Service Department**  
300 E. Superstition Boulevard  
Apache Junction, AZ 85119

For:  
**Diamante Homes**

Prepared by:  
**Ray Law Firm**  
Brennan Ray  
2325 E. Camelback Rd, Ste 400  
Phoenix, AZ 85016

**Case Numbers: P-25-59-DR & P-25-60-PZ**  
**Submitted: 1/27/2026**

# Neighborhood Meeting Letter

**Ray Law Firm**  
2325 E Camelback Rd. Ste 400  
Phoenix, AZ 85016  
Office: 602-558-9934  
Email: [bray@raylawaz.com](mailto:bray@raylawaz.com)

**TO:** Area Neighbors  
**FROM:** Brennan Ray  
**DATE:** August 19, 2025  
**RE:** Proposed Development – Northeast corner of Southern Avenue and Acacia Road - Acacia  
September 2, 2025, Neighborhood Meeting

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that Diamante Homes (“Diamante”), is proposing to develop a thoughtfully planned, gated community of 129 townhomes on approximately 8.29 gross (7.05± net) acres located at the northeast corner of Southern Avenue and Acacia Road (“the Site”). A vicinity map and proposed site plan are attached.

Diamante is seeking a minor General Plan Amendment on a portion of the Site from “Commercial” to “High Density Residential” and a Rezone of the Site from RS-GR (General Rural), B-1 (Neighborhood Commercial), and RM-1/PD (Low Density Multiple-Family with PD Overlay) to RM-2/PD (High Density Multiple-Family with Planned Development Overlay). Diamante is also seeking Site Plan and Design Review approval for the development.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed development and to answer questions you may have. The neighborhood meeting will be held:

***Tuesday, September 2, 2025, at 6:00pm***  
***Apache Junction High School - Library***  
***2525 S Ironwood Dr., Apache Junction, AZ 85120***

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact me at 602-558-9934, [bray@raylawaz.com](mailto:bray@raylawaz.com).

Thank you.

Sincerely,

Brennan Ray

# VICINITY MAP



**PROJECT INFORMATION**

APN 103-21-025E 103-21-026C  
 103-21-025F 103-21-026E  
 103-21-025G 103-21-026F  
 103-21-025H 103-21-026G

AREA GROSS 361,258 SF (8.29 AC)  
 NET 307,176 SF (7.05 AC)

ZONING EXISTING B-1/RS-GR/RM-1 PD  
 PROPOSED RM-2 PD

RM-2 DENSITY ALLOWABLE 22/ACRE  
 PROPOSED 129 DU/8.29 AC = 15.6 DU/AC

BLDG COVERAGE (50% MAX) 130,530 / 361,258 36%

PARKING REQUIRED  
 RESIDENT 2/DU \* 129 DU 258  
 GUEST .3/DU \* 127 DU 39  
 TOTAL 297  
 PROVIDED  
 RESIDENT 2/DU 258  
 GUEST .3/DU 39  
 TOTAL 297

**DEFERRED SUBMITTALS**

FIRE FLOW TEST  
 GATE PLANS  
 FIRE SPRINKLERS

**LEGAL DESCRIPTION**

PARCEL NO. 1:  
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PARCEL NO. 2:  
 THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 3:  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 4:  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

EXCEPT THE WEST 33.00 FEET AND THE SOUTH 50.00 DEEDED TO THE CITY OF APACHE JUNCTION

PARCEL NO. 5:  
 THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH OF HIGHWAY 60, 70, 80 AND 89.

EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE NORTH 33 FEET THEREOF.

PARCEL NO. 6:  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE EAST 33 FEET, THE WEST 33 FEET AND THE SOUTH 50 FEET THEREOF.

PARCEL NO. 7:  
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF.

PARCEL NO. 8:  
 THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PROJECT TEAM**

**OWNER**  
 ADCOX PINAL INVESTMENTS, LLC  
 JIM ADCOX  
 2925 N NORWALK, MESA, AZ 85215  
 (480) 655-8012  
 JIM@DIAMANTE-HOMES.COM

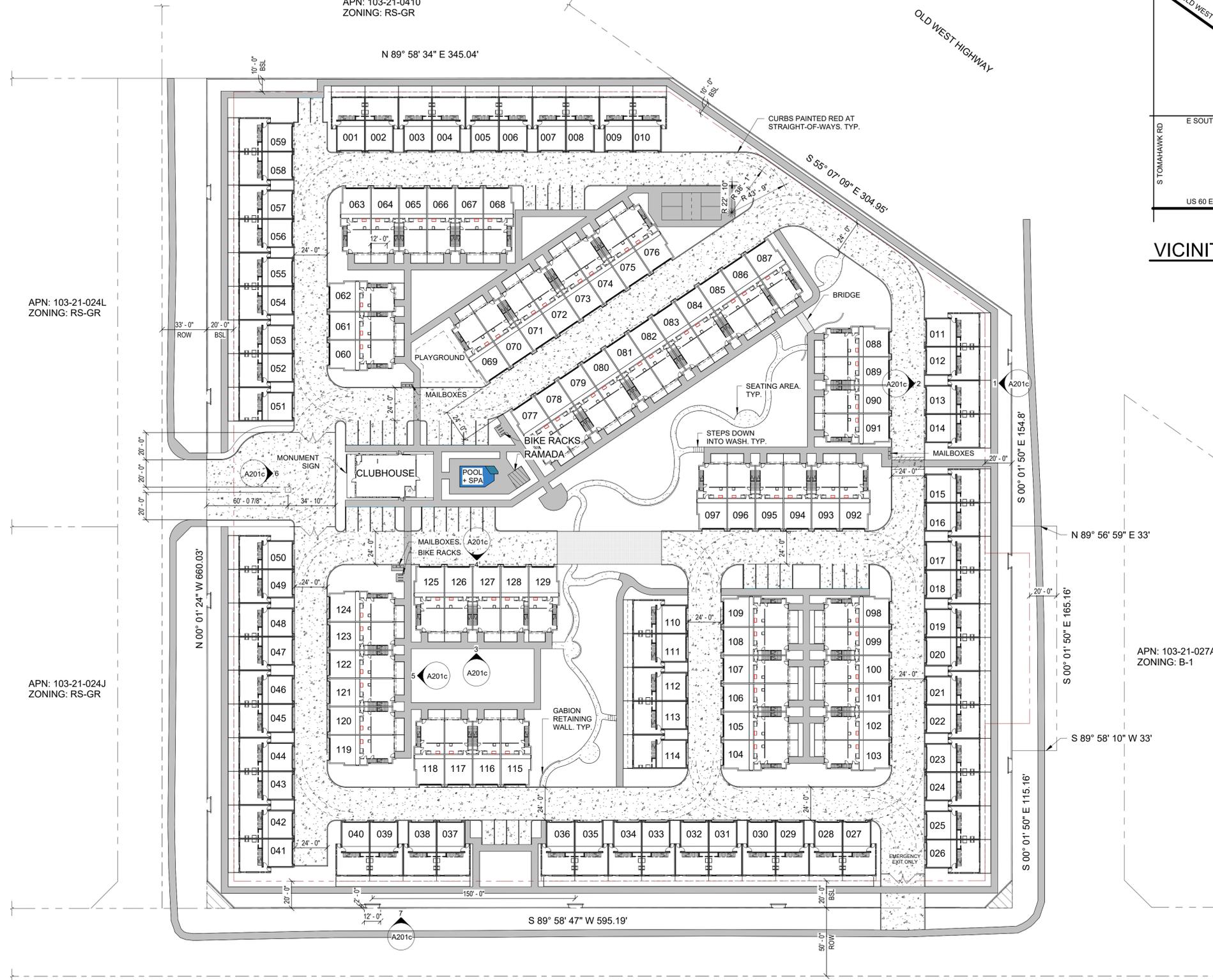
**ARCHITECT**  
 ATMOSPHERE ARCHITECTS  
 TIM BOYLE  
 114 W MAIN ST  
 MESA, AZ 85201  
 (917) 526-0323  
 TIM@ATMOSARCH.COM

**CIVIL ENGINEER**  
 NPS GLOBAL INC  
 TOM HAWS  
 859 N LAFAYETTE, MESA, AZ 85201  
 (480) 389-4583  
 NPSGLOBALINC@GMAIL.COM

**LANDSCAPE ARCHITECT**  
 CAMPBELL COLLABORATIVE  
 DON CAMPBELL  
 111 E DUNLAP AVE, SUITE 1-278  
 PHOENIX, AZ 85020  
 (602) 266-1644  
 DON@CAMPBELLCOLLABORATIVE.COM

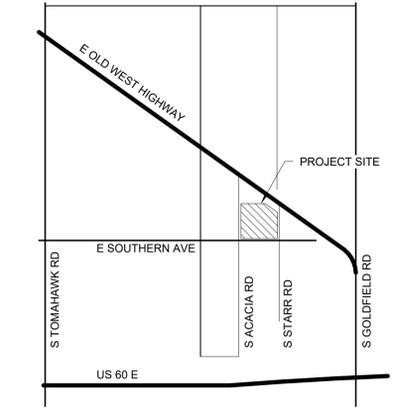
**ACACIA TOWNHOMES**

APN: 103-21-0410  
 ZONING: RS-GR



APN: 103-21-024L  
 ZONING: RS-GR

APN: 103-21-024J  
 ZONING: RS-GR



VICINITY MAP

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

no.	date	description

**ACACIA**

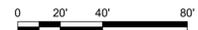
2357 S. RAINDANCE RD  
 APACHE JUNCTION, AZ  
 85119  
 PROJECT NO: 24064  
 DATE: 07/18/2024



atmosphere architects  
 114 w main st  
 mesa, az 85201  
 contact: Mike Hudson  
 email: mike@atmosarch.com  
 tel: 602.329.8384

**SITE PLAN  
 AS101**

1 SITE PLAN  
 1" = 40'-0"



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② ELEVATION EAST  
1/4" = 1'-0"



T.O. RIDGE  
116' - 9 9/32"

EAVE HGT  
111' - 0"

FIRST FLOOR  
100' - 0"



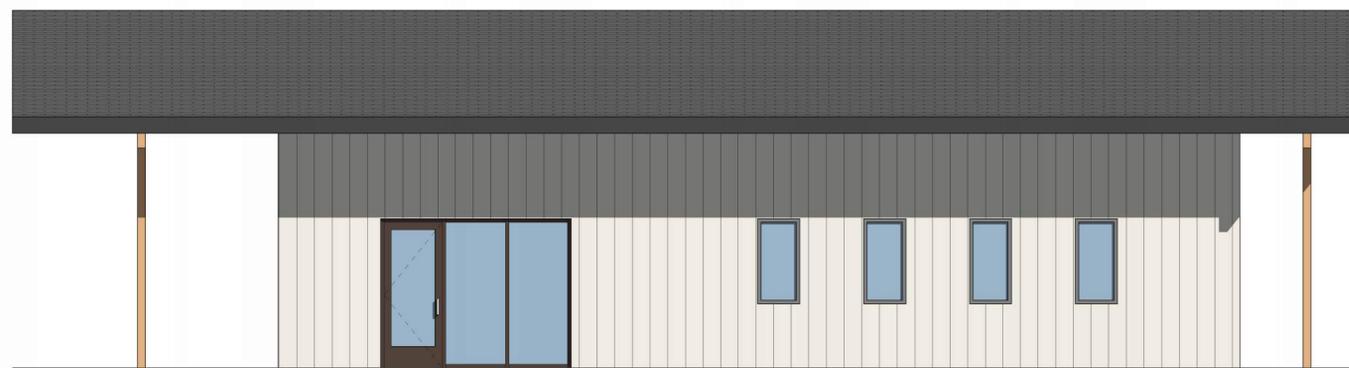
① ELEVATION WEST  
1/4" = 1'-0"



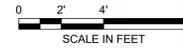
T.O. RIDGE  
116' - 9 9/32"

EAVE HGT  
111' - 0"

FIRST FLOOR  
100' - 0"



③ ELEVATION NORTH  
1/4" = 1'-0"



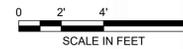
T.O. RIDGE  
116' - 9 9/32"

EAVE HGT  
111' - 0"

FIRST FLOOR  
100' - 0"



④ ELEVATION SOUTH  
1/4" = 1'-0"



T.O. RIDGE  
116' - 9 9/32"

EAVE HGT  
111' - 0"

FIRST FLOOR  
100' - 0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

no.	date	description

**ACACIA**

2357 S. RAINDANCE RD  
APACHE JUNCTION, AZ  
85119  
PROJECT NO: 24064  
DATE: 11/21/22



atmosphere architects  
p.o. box 5267  
mesa, az 85211

contact: Tim Boyle  
email: Tim@atmosarch.com  
tel: 917-526-0323

UNIT TYPE A

**CLUBHOUSE ELEVATIONS**

**A204**



③ UNIT B ENTRY  
1/8" = 1'-0"



① UNIT A PATIO  
1/8" = 1'-0"

NOTE:  
GRAY WILL BE REPLACED WITH  
NEIGHBORHOOD COLORS:

- ANDERSON\_RED ROCK
- ANDERSON\_BLUE DENIM
- ANDERSON\_MOSS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

no.	date	description



④ UNIT B GARAGE  
1/8" = 1'-0"



② UNIT A, 2 ST GARAGE AND ENTRY  
1/8" = 1'-0"

**ACACIA**

2357 S. RAINDANCE RD  
APACHE JUNCTION, AZ  
85119  
PROJECT NO: 24064  
DATE: 11/15/21



**atmosphere**  
architects

atmosphere architects  
114 w main st  
mesa, az 85201

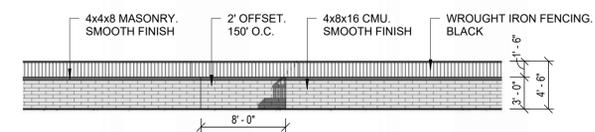
contact: Mike Hudson  
email: mike@atmosarch.com  
tel: 602.329.8384



⑤ YARD WALL/FENCE  
1/8" = 1'-0"



⑥ ENTRY SIGNAGE  
1/8" = 1'-0"



⑦ PERIMETER WALL  
1/8" = 1'-0"

**COLOR ELEVATIONS**  
**A201c**

# Neighborhood Meeting Mailing List



NAP

, -

10321025G  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103230520  
LAWHEAD DAVID TYLER & BROSMER JANE  
2468 S REAVIS FALLS RD  
APACHE JUNCTION, AZ 85119-9680

10323005B  
BOUHABIB GEORGE  
PO BOX 22098  
MESA, AZ 85277-7209

10321026G  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

10321024L  
STINE TREVOR  
2270 S ACACIA RD  
APACHE JUNCTION, AZ 85119-9971

10323005A  
HICKMAN WILLIAM AARON  
2549 E SOUTHERN AVE  
APACHE JUNCTION, AZ 85119-9793

10321025F  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

800230090  
CITY OF APACHE JUNCTION  
575 E BASELINE AVE  
APACHE JUNCTION, AZ 85119-9920

10323004A  
PETERSEN DONALD WILLIAM A & BILLIE Y TR  
2435 S ACACIA RD  
APACHE JUNCTION, AZ 85119-9956

10321026E  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103232300  
GOLDVIEW HOMEOWNERS ASSOC  
1600 W BROADWAY RD STE 200  
TEMPE, AZ 85282-2113

10321025E  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103210410  
BUCKINGER DONNA JEAN  
2400 E BASELINE AVE LOT 100  
APACHE JUNCTION, AZ 85119-9570

10321026F  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103210210  
CAMPBELL MARGARET F  
6023 E HARVARD ST  
SCOTTSDALE, AZ 85257-7191

10321024J  
ELLIS RANDY SCOTT  
720 BEAR CREEK RD  
BAYFIELD, CO 81122-2939

103230540  
RIVERA DUANE DARYL & SANDRA MARIE  
2850 E YUMA AVE  
APACHE JUNCTION, AZ 85119-9675

10321025H  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103230560  
ESPARZA EMILIO EDGARDO  
2878 E YUMA AVE  
APACHE JUNCTION, AZ 85119-9675

10321026C  
DIAMANTE HOMES INC  
2812 N NORWALK STE 110  
MESA, AZ 85215-5114

103230550  
DESSELLE JOHN SIMON  
MAIL RETURN  
, -

10321027A  
SALT RIVER PROJECT AG IMP & POWER DIST  
PO BOX 52025  
PHOENIX, AZ 85072-2202

103230530  
ANDERSON KELSEY NICOLE & BLAIR MICHAEL  
2460 S REAVIS FALLS RD  
APACHE JUNCTION, AZ 85119-9680

# Neighborhood Meeting Summary

**Acacia by Diamante Homes – Northeast Corner of Southern Ave and Acacia Rd**  
**Neighborhood Meeting Summary Tuesday, September 2, 2025, at 6:00pm**  
**Apache Junction High School – Library/Multi-Purpose Room**

**Attendees-**

Brennan Ray – Ray Law Firm

Laurie Ray – Ray Law Firm

**Overview/Introduction**

Five members of the community attended the meeting. The meeting began at 6:00pm. *See Sign-In Sheet Exhibit 1.* Mr. Ray did a brief informal presentation describing the proposed development. Questions and comments that were shared are included below, answers where applicable by Mr. Ray are in italics.

- 1- Mr. Ray reviewed the zoning process and where Diamante Homes is in that process, and what the community members can expect as far as timeline going forward.
- 2- Mr. Ray shared that these are townhomes that will be platted and “for sale” and the need throughout this community and many others of “for sale” housing.
- 3- A question was asked about where water will be sourced from for the development.
- 4- Mr. Ray explained the requirements for half street improvements along Southern and Acacia, as well as the trail to be improved along Old Highway.
- 5- A question was asked about why the entrance to the site would be located on Acacia. *Mr. Ray explained the fissure and draining issues on the site.*
- 6- A question was asked about there being a 15-foot utility easement that exists on both sides of the property line.
- 7- A question was asked about traffic and if 129 townhomes with two car garages would be double the amount of cars within the community.
- 8- A question about price point was asked.
- 9- A question about landscaping was asked.

10- A question about dust during construction and construction phasing was asked.

11- A question about an emergency exit from the development was asked.

**End of meeting – 6:45pm**

# Exhibit 1

Tuesday, September 2, 2025 at 6:00pm - Neighborhood Meeting, Apache Junction High School - Library  
 Case No. P-25-59-PZ – Diamante Homes / NEC Southern Avenue and Acacia Road (Apache Junction)

**SIGN-IN SHEET (PLEASE PRINT)**

NAME (Please Print)	ADDRESS (please include Zip Code)	PHONE NO.
Neal Caughell	1227 W 12 <sup>th</sup> Ave AJ 85120	360-608-5581
Sarah Caughell	1227 W 12 Ave AJ 85120	360-608-8906
Donna Buckinger	2400 E Baseline Ave Lot 100 AJ	760-219-1548 <del>360-767</del>
Susan Stine	2275 So. Cortez Rd AJ 85119	602-790-0618
Cait Stine	2270 S. Acacia Rd Anthem 85119	602-828-9323