



City of Apache Junction
Development Services Department



**PLANNING AND ZONING COMMISSION
PUBLIC HEARING STAFF REPORT**

DATE: March 24, 2026

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

FROM: Nicholas Leftwich, Principal Planner

CASE NUMBER: P-25-59-PZ "Acacia by Diamante Homes"

OWNER: Diamante Homes Inc.
2812 N Norwalk Suite 110
Mesa, AZ 85215

APPLICANT: Diamante Homes Inc.
Represented by Brennan Ray of Ray Law Firm

REQUEST: Proposed planned development rezoning of approximately 8.29 gross acres currently zoned High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential By Planned Development ("RM-2/PD") with a new planned development overlay to authorize the development of a 129 lot townhome subdivision to be platted.

LOCATION: The subject site is located near the northeast corner of S. Acacia Road & E. Southern Ave. (APN 103-21-025F, 103-21-025G, 103-21-025H, 103-21-025E, 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F)

GENERAL PLAN**DESIGNATION:**

High Density Residential (40 DU/AC Max)
(west half) and Commercial (east half)

ZONING DESIGNATION:

High Density Multiple-Family Residential
by Planned Development ("RM-1/PD"),
General Commercial ("B-1"), and General
Rural Low Density Single-Family Detached
Residential ("RS-GR")

SURROUNDING USES:

North: Vacant "RS-GR" Residential Lot, Old
West Highway, "B-1" property developed as
a wedding & event venue;

South: Pinal County Residentially zoned
properties, Goldview "RS-5/PD" residential
subdivision;

East: Vacant General Commercial "B-1"
property;

West: "RS-GR" Residential Properties, both
developed and vacant.

PROPOSALS

P-25-59-PZ is a proposal by Diamante Homes, Inc. to rezone approximately 7.96 net acres (8.29 gross acres), currently zoned High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") with a new planned development overlay to authorize the development of a 129 lot townhome subdivision to be platted for individual ownership. This results in a density of 16.2 Dwelling Units per Net Acre (15.6 dwelling units per gross acre).

As a portion of the subject site (approximately 3.75 net acres) is designated "Commercial" by the General Plan, a Minor General Plan Amendment to the land use map is also requested to amend the land use designation of the east-side subject properties (103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F) to match the "High Density Residential" designation of the west-side subject properties (103-21-025F, 103-21-025G, 103-21-025H, and 103-21-025E) to facilitate the rezoning.

BACKGROUND

The proposed rezoning involves eight (8) separate parcels with different zoning histories, however only Parcel 103-21-026C, zoned General Rural Low Density Single-Family Detached Residential "RS-GR", was ever developed, previously being developed with a single-family home that has since been demolished and removed from the property.

Parcels 103-21-026E, 103-21-026G, and 103-21-026F are zoned General Commercial "B-1", however they have not been developed.

Parcels 103-21-025F, 103-21-025G, 103-21-025H, and 103-21-025E are zoned High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), having previously been rezoned in 2003 with planned development approval for a 25-unit detached, single family condominium subdivision by Ordinance No. 1183. Plans were further amended to modify amenity requirements for the proposed community in 2005 by Ordinance 1254, however the community was never developed.

PLANNED DEVELOPMENT REQUEST

The applicant requests the use of a planned development (PD) overlay to modify the minimum street width for the interior streets of the community from 28' to 26' in order to facilitate the site design as proposed. This modification of zoning standards is identified as a possible deviation that may be granted by council approval per the Apache Junction Zoning Ordinance § 1-7-6 Private Street Standards:

(A) *Private streets shall be a minimum of 28 feet in unobstructed width of paved surface (back of curb to back of curb, if curbs are installed) with a 20-foot-by-20-foot cutoff at intersections or a minimum turning radius of 20 feet. Narrower private streets may be permitted, subject to City Council review and approval.*

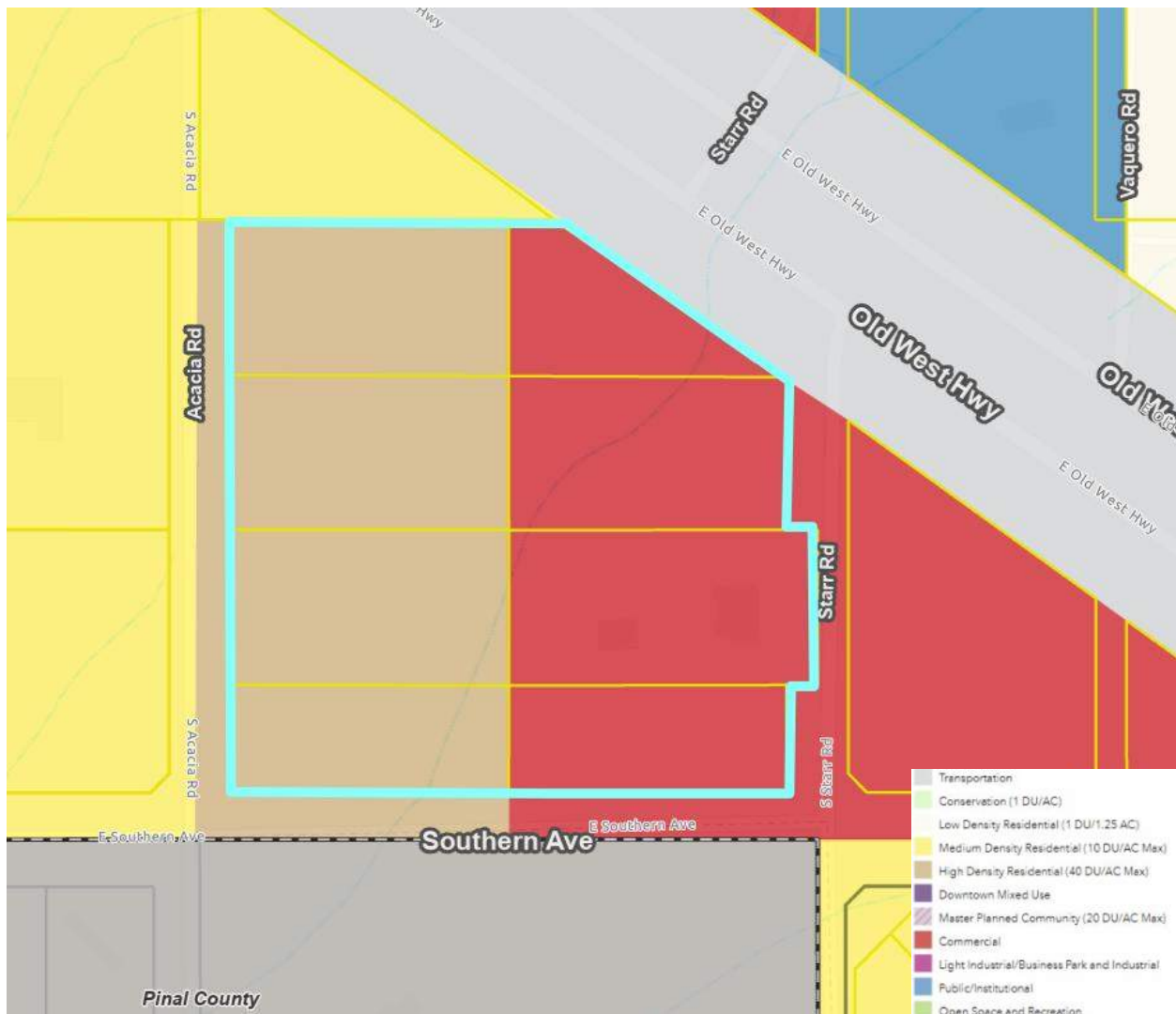
PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is split by two different General Plan Land Use Designations, with the west-side properties being designated by the city's General Plan as "High Density Residential (40 DU/AC

Max)", which specifically promotes this type of denser residential development, and the east-side properties being designated "Commercial", which is used to promote commercial, office, retail, and business uses.

The subject site is bordered by the "Medium Density Residential (10 DU/AC Max)" Land Use designation on the west and southeast sides of the property, the "Commercial" designation to the north and to the east of the property, and "Low Density Residential (1 DU/1.25 AC)" in the Pinal County island to the south of the property, across Southern Avenue.



With the varied land use designations all promoting a wide variety of land use patterns in this specific area, planning staff have evaluated this project based on its specific location

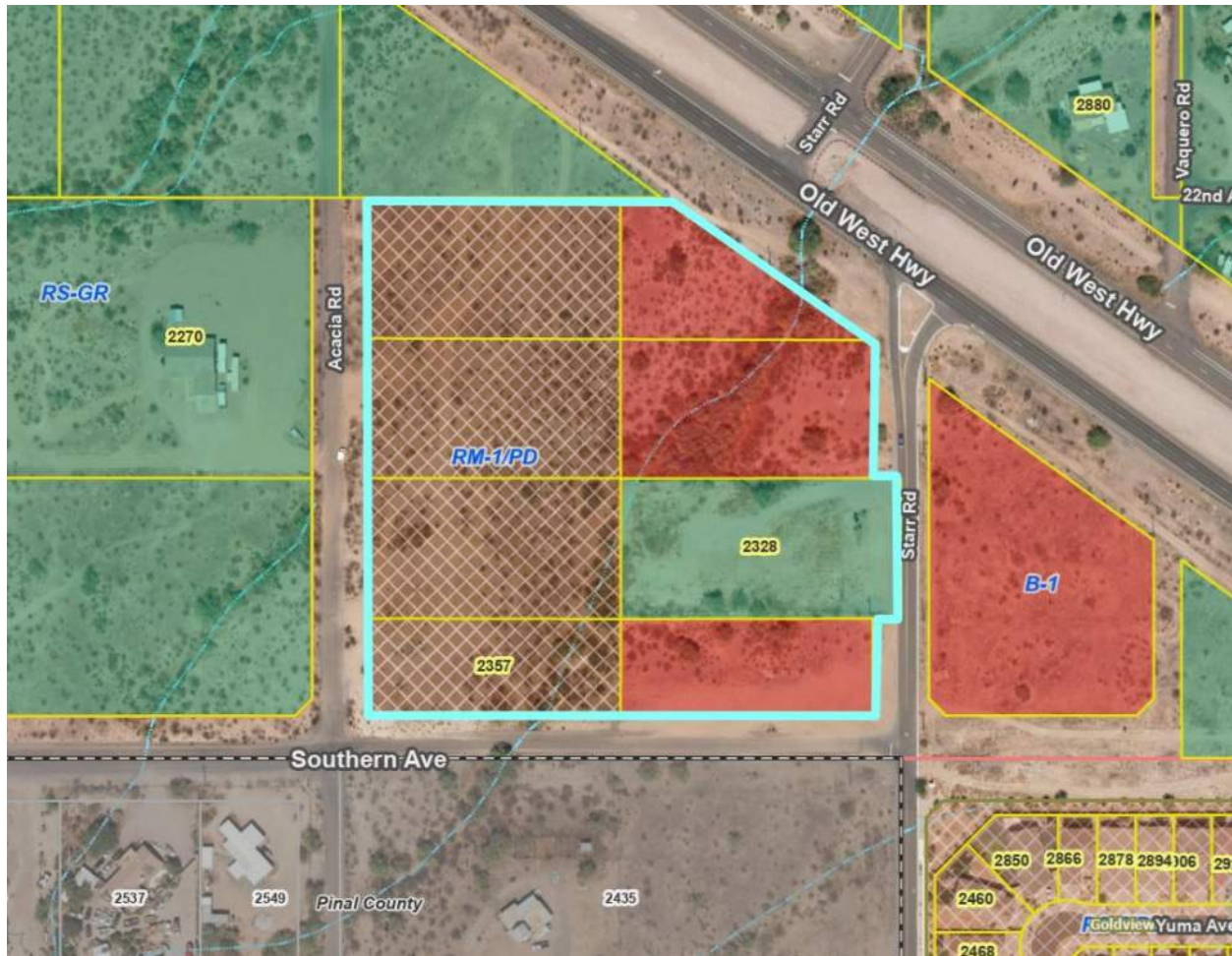
along the Old West Highway corridor, approaching the US 60, the property's position along an arterial (but not at an intersection), and the context of development in the surrounding area. In Staff's analysis of this location and the proposal, Staff believes this proposed development plan utilizes a historically vacant property in a manner that complies with the General Plan by meeting the following General Plan Goals & Policies:

- Policy 5.1.1 - Strategically identify infill opportunity sites that can accommodate office, industrial, entertainment, retail, and housing and mitigate barriers to development.
- Goal 3.2: Diversify housing stock and neighborhoods by incorporating a variety of housing
- Goal 9.3: Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects.

Zoning/Site Context:

The subject property is surrounded by residential land uses, as well as undeveloped commercially-zone properties, as noted:

- North of the property is a vacant "RS-GR" residential lot, and, across Old West Highway, a "B-1" property developed as a wedding & event venue.
- South of the property is a Pinal County island with 'large-lot' residentially-zoned properties, and to the southeast, within city limits, is the "Goldview" Medium/High Density Single-Family Detached Residential "RS-5/PD" residential subdivision;
- East of the property is a vacant "B-1" General Commercial property across Starr Road.
- West of the property are a couple developed "RS-GR" residential lot, as well as larger, undeveloped "RS-GR" lots along Acacia Road.



Infrastructure & Site Improvements:

The applicant will be required to connect to all necessary services, including electricity through SRP, water through the Apache Junction Water District, and sewer connections. Some of these utilities will require extensions to connect to the existing infrastructure network, which the developer has been made aware of through the planning process and coordination with these agencies.

All other necessary and required on-site and off-site improvements, including retention basins, dust-proof surfacing, perimeter walls, and landscape buffers will be built at the time of development.

Public Input:

The applicant sent out neighborhood meeting notification letters to the property owners within a three-hundred (300') radius, per

the standard requirements of a rezoning, notifying neighbors of the proposed development and providing them contact information to learn more about the project. The advertised neighborhood meeting was held at the Apache Junction High School, 2525 S Ironwood Drive, advertised for Tuesday, September 2, 2025, at 6:00 PM. Five members of the community attended and questions regarding the site planning and access, water sourcing, utility easements, traffic, building timelines, landscaping, construction dust, and the proposed price point were discussed.

Staff have not received any comments via phone or e-mail regarding the proposed development at the time of this staff report.

FINDINGS OF FACT FOR PLANNED DEVELOPMENT REZONING

As noted previously, the planned development deviation requested is regarding the approval of a narrower interior street, from the 28' standard to the requested 26'. As required by the Apache Junction Zoning Ordinance, a Planned Development request may be approved by the City Council after consideration has been given to three different criteria. The criteria are outlined in the text below:

1. That a better design cannot be achieved by applying the strict provisions of the underlying zoning district.

Applicant Response:

Yes. The proposed 26-foot street width (reduced from 28-foot standard) achieves superior design through:

- *Enhanced Site Utilization: Maximized area for landscaping and resident amenities*
- *Environmental Integration: Reduced site disturbance and improved stormwater management*
- *Community Focus: Additional space allocated to recreational opportunities and landscape buffers*

2. That strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety and welfare of the inhabitants of the proposed development.

Applicant Response:

Strict adherence to 28-foot width is unnecessary for health, safety, and welfare. The 26-foot width maintains:

- Emergency Access: Full compliance with fire department and emergency vehicle requirements*
- Traffic Safety: Adequate circulation with enhanced pedestrian safety through traffic calming*
- Infrastructure Functionality: Complete utility access and service delivery capabilities*
- Enhanced Safety: Improved sight lines and natural traffic control through additional landscaping*

3. That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.

Applicant Response:

Strict adherence is not required to protect adjacent property values. The development enhances surrounding properties through:

- Quality Standards: Superior construction and comprehensive site planning elevating neighborhood appeal*
- Compatible Design: Harmonious integration with existing residential character*
- Infrastructure Enhancement: Efficient utility utilization and area improvements through development contributions*
- Market Enhancement: Quality multi-family development serving as positive market catalyst for surrounding properties*

FINDINGS OF FACT FOR MINOR GENERAL PLAN AMENDMENT

As required by the Apache Junction General Plan, a Minor General Plan request may be approved by the City Council after consideration has been given to specific criteria. The criteria are outlined in the text below:

1. Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.

Applicant Response:

The amendment does not propose a land use designation that is inadequately provided elsewhere. The City's General Plan designates substantial areas throughout the city for High Density Residential development, particularly in the downtown core and along major transportation corridors. This specific location at Southern Avenue and Acacia Road provides a strategic

infill opportunity that complements the existing residential character of the immediate neighborhood while providing housing diversity near commercial services.

2. Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owners at a particular point in time, and is consistent with the overall intent of the 2020 General Plan.

Applicant Response:

Yes, the amendment constitutes an overall improvement to the General Plan. The proposal supports multiple General Plan goals: Housing Element (Chapter 3):

-Goal 3.2: "Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents" - The townhome development directly fulfills this goal by providing an alternative housing type

-Goal 3.3: "Maintain and attract a quality housing stock in condition, design and construction standards" - Diamante Homes will deliver quality construction meeting modern standards

-Goal 3.4: "Incorporate sustainable practices in all housing development" - The project can integrate green building practices and sustainable design

Growth Areas Element (Chapter 9):

-Goal 9.3: "Encourage infill development" - The proposal transforms an underutilized site with existing infrastructure access

-Policy under Goal 9.3: "Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects" - While not directly in these corridors, the project supports the city's overall infill strategy

Land Use Element (Chapter 11):

-Goal 11.3: "Revitalize older neighborhoods and the downtown" with the policy to "Encourage infill development with a variety of housing types" - This proposal provides exactly this type of housing variety in an established area

Downtown Element (Chapter 4):

-Goal 4.8: "Provide a variety of housing options" - Townhomes expand the housing spectrum available to residents

The amendment benefits the broader community by providing needed housing diversity and does not solely benefit the landowner, as it creates housing opportunities for future residents and supports the City's housing diversification objectives. The General Plan's Community Profile (page xiii-xiv) specifically identifies housing diversification as a critical need, noting that "63 percent of the city's residences" are manufactured/recreational vehicle homes, and "only 27 percent of the city's housing stock is considered single family development." The Plan explicitly states: "As young people grow out of their parent's home it is important to have a diversity of housing types in order to keep new generations within the city." The proposal aligns with the General Plan's by providing quality housing that maintains the community character while offering modern living options. This amendment represents a strategic improvement that serves the community's long-term housing needs as identified in the comprehensive planning process.

3. Whether the proposed amendment is justified by an error in the 2020 General Plan as originally adopted.

Applicant Response:

The amendment is not justified by an error in the 2020-2050 General Plan. Rather, it represents a refinement that better serves the community's housing needs while maintaining compatibility with surrounding uses.

4. Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2010 General Plan.

Applicant Response: See the responses to No. 2 above.

5. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

Applicant Response: Yes, the change is justified by evolving community conditions:

- Increased demand for diverse housing options, particularly townhomes
- Recognition that the corner location is more suitable for residential use than commercial, given the residential character of the immediate surroundings
- Need for housing that serves different demographic groups and income levels

- *Market demand for medium-density housing products in established neighborhoods*

6. Whether the amendment will adversely impact a portion of, or the entire community by:

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

Applicant Response: *No adverse impact. The proposal maintains the residential character of the area while providing appropriate density near the Southern Avenue corridor.*

- Significantly reducing the housing to jobs balance in the Planning Area.

Applicant Response: *No adverse impact. The proposal increases housing supply, which improves the housing-to-jobs balance.*

- Substantially decreasing existing and future water supplies.

Applicant Response: *No adverse impact. The development will connect to existing utility infrastructure and comply with water conservation requirements.*

- Replacing employment with residential uses.

Applicant Response: *Minimal impact. While a small commercial area is converted to residential, the corner location was not optimal for significant employment generation.*

- Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.

Applicant Response: *No impact. The development will utilize existing infrastructure systems and provide improvements that benefit the broader area. Any proposed improvements will be sized appropriately for the area's planned development.*

- f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses.

Applicant Response: *No significant adverse impact. Residential use typically generates less traffic than commercial development.*

- g. Affecting the existing character (i.e., visual, physical and functional) of the immediate area.

Applicant Response: *No adverse impact. The development maintains the residential character while providing appropriate density transition.*

- h. Increasing the exposure of residents to aviation generated noise, safety and/or flight operations.

Applicant Response: *Not applicable to this location.*

- i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

Applicant Response: *No adverse impact. The development is a relatively low-intensity residential use that will not diminish the environmental quality of the air, water, land, or cultural resources.*

- j. Significantly altering recreational amenities such as open space, parks, and trails.

Applicant Response: *No adverse impact. The amendment will not significantly alter recreational amenities. The Site does not contain existing parks, trails, or open space features, and the development will provide appropriate landscaping and open space as required by the City.*

PLANNING DIVISION RECOMMENDATION

In review of the project proposal, the conditions and context of the subject site, Staff is supportive of the proposed Rezoning by Planned Development Case P-25-59-PZ and the associated Minor General Plan Amendment and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always,

Cases P-25-59-PZ

March 24, 2026 Planning and Zoning Commission Staff Report

Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

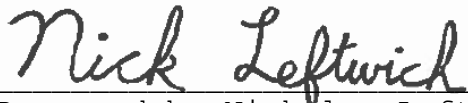
RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Rezoning by Planned Development Case P-25-59-PZ, a request by Diamante Homes, Inc. to rezone Parcels 103-21-025F, 103-21-025G, 103-21-025H, 103-21-025E, 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F, currently zoned High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), and the minor General Plan Amendment to modify the "Commercial" land use designation of parcels 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F to match the "High Density Residential" designation of the remainder of the project properties, subject to the following conditions of approval:

- 1) The development shall reflect substantial compliance and consistency with the city's zoning ordinance and the planned development plans presented in case P-25-59-PZ, incorporated by reference herein, and as otherwise specified through these conditions of approval.
- 2) The minimum street width shall be narrowed to 26'.
- 3) The community shall not be age-restricted.
- 4) The properties shall be subdivided through the platting process as proposed.
- 5) Appropriate dedications of public right-of-way shall be made as required by the City Engineer, as noted:
 - a) Dedicate 20-ft by 20-ft as public right-of-way corner cutoffs at the intersections of Southern Ave & Acacia Rd and Southern Avenue & Starr Road.
 - b) Dedicate the east 33' of Parcel 103-21-026C, along Starr Road as public right-of-way.
- 6) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the previously provided pre-application and review comments

and in accordance with the city's approved engineering standards that are in effect at the time of plan submittal.

- 7) All common and amenity areas within the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the home owners association.
- 8) Major deviations or proposed changes from the original plans associated with this case will require a major planned development amendment. The Director or their designee shall interpret the proposed modification to be significant/major if, in the Director or Designee's opinion, the quality of project design is diminished, the types of proposed land uses are significantly altered and/or the overall character of the project is contrary to the intent and spirit of the original City Council PD ordinance approval.



Prepared by Nicholas Leftwich
Principal Planner

Attachments:

- Exhibit #1 - Project Narrative
- Exhibit #2 - Proposed Site Plan
- Exhibit #3 - Aerial Map
- Exhibit #4 - Proposed Landscape Plan
- Exhibit #5 - Proposed Elevations & Floor Plans
- Exhibit #6 - Public Participation Plan & Report

**Minor General Plan Amendment,
Rezoning,
Site Plan, and Design Review
Application**

for

Acacia

Northeast corner of Southern Avenue and Acacia Road

by:

Diamante Homes

Case Nos.: P-25-59-DR & P-25-60-PZ

Revised: January 29, 2026

TABLE OF CONTENTS

I. Introduction 1

II. Site and Surrounding Area..... 1

III. Proposed Minor General Plan Amendment..... 1

A. General Plan Criteria 1

IV. Proposed Rezoning 4

A. Findings of Fact..... 5

B. Density Justification 5

V. Development Plans 7

A. Landscaping and Amenities 7

B. Architecture..... 8

C. Theme Walls, Entry Gates, and Entry Monument 8

D. Lighting 8

VI. Miscellaneous 8

A. Parking 8

B. Phasing..... 8

VII. Project Team 8

VIII. Conclusion 9

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Preliminary Site Plan
3	Landscape Plan
5	Architecture
6	Color & Materials Palette
7	Lighting and Photometric Plan
8	Legal Description/ALTA
9	Assessor Tax Parcel Map
10	Mailing Label Certification (signed)
11	300' Ownership Labels
12	Public Participation Plan
13	Signed Prop 207 Waivers

ACACIA

I. INTRODUCTION

Diamante Homes (“Diamante”) is under contract to purchase approximately 8.29 gross (7.05± net) acres at the northeast corner of Southern Avenue and Acacia Road (“the Site”) in Apache Junction, Arizona. Diamante proposes to develop the Site as “Acacia,” a thoughtfully planned, platted, gated community of 129 townhomes. Acacia is designed to address the City of Apache Junction’s (the “City”) critical need for diverse, quality housing options, providing an attractive alternative housing choice within the City.

Accordingly, Diamante Homes respectfully requests:

1. Approval of a minor General Plan Amendment on a portion of the Site from “Commercial” to “High Density Residential”;
2. Rezoning 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);
3. Site Plan and Design Review approval for a 129-unit townhome community.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as *Exhibit 1*. The Site consists of approximately 8.29 gross acres of vacant land at the northeast corner of Southern Avenue and Acacia Road. Immediately north and east of the Site are established single-family residential neighborhoods. To the south and west, properties include a mix of commercial and residential uses, as well as vacant parcels. The Site is currently designated for a mix of commercial and residential zoning.

The location is an ideal infill opportunity, with convenient access to Acacia Road, Southern Avenue, and Old West Highway proximity to neighborhood shopping, and existing utility infrastructure.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

As discussed, Diamante is proposing a minor amendment to the City’s General Plan from “Commercial” to “High Density Residential.”

A. *General Plan Criteria*

The proposed multi-family development meets the City’s General Plan Criteria to consider a minor amendment to the General Plan:

1. **Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.**

The amendment does not propose a land use designation that is inadequately provided elsewhere. The City’s General Plan designates substantial areas throughout the city for High Density Residential development, particularly in the downtown core and along major transportation corridors. This specific location at Southern Avenue and Acacia Road provides a strategic infill opportunity that complements the existing residential character of the immediate neighborhood while providing housing diversity near commercial services.

2. Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owner at a particular point in time, and is constituent with the overall intent of the 2020-2050 General Plan.

Yes, the amendment constitutes an overall improvement to the General Plan. The proposal supports multiple General Plan goals:

Housing Element (Chapter 3):

Goal 3.2: “Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents” - The townhome development directly fulfills this goal by providing an alternative housing type

Goal 3.3: “Maintain and attract a quality housing stock in condition, design and construction standards” - Diamante Homes will deliver quality construction meeting modern standards

Goal 3.4: “Incorporate sustainable practices in all housing development” - The project can integrate green building practices and sustainable design

Growth Areas Element (Chapter 9):

Goal 9.3: “Encourage infill development” - The proposal transforms an underutilized site with existing infrastructure access

Policy under Goal 9.3: “Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects” - While not directly in these corridors, the project supports the city’s overall infill strategy

Land Use Element (Chapter 11):

Goal 11.3: “Revitalize older neighborhoods and the downtown” with the policy to “Encourage infill development with a variety of housing types” - This proposal provides exactly this type of housing variety in an established area

Downtown Element (Chapter 4):

Goal 4.8: “Provide a variety of housing options” - Townhomes expand the housing spectrum available to residents

The amendment benefits the broader community by providing needed housing diversity and does not solely benefit the landowner, as it creates housing opportunities for future residents and supports the City’s housing diversification objectives. The General Plan’s Community Profile (page xiii-xiv) specifically identifies housing diversification as a critical need, noting that “63 percent of the city’s residences” are manufactured/recreational vehicle homes, and “only 27 percent of the city’s housing stock is considered single family development.” The Plan explicitly states: “As young people grow out of their parent’s home it is important to have a diversity of housing types in order to keep new generations within the city.” The proposal aligns with the General Plan’s by providing quality housing that maintains the community character while offering modern living options. This amendment represents a strategic improvement that serves the community’s long-term housing needs as identified in the comprehensive planning process.

3. Whether the proposed amendment is justified by an error in the 2020-2050 General Plan as originally adopted.

The amendment is not justified by an error in the 2020-2050 General Plan. Rather, it represents a refinement that better serves the community's housing needs while maintaining compatibility with surrounding uses.

4. Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 General Plan.

See the responses to No. 2 above.

5. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

Yes, the change is justified by evolving community conditions:

- Increased demand for diverse housing options, particularly townhomes
- Recognition that the corner location is more suitable for residential use than commercial, given the residential character of the immediate surroundings
- Need for housing that serves different demographic groups and income levels
- Market demand for medium-density housing products in established neighborhoods

6. Whether the amendment will adversely impact portion of, or entire community by:

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

No adverse impact. The proposal maintains the residential character of the area while providing appropriate density near the Southern Avenue corridor.

b. Significantly reducing the housing to jobs balance in the Planning Area.

No adverse impact. The proposal increases housing supply, which improves the housing-to-jobs balance.

c. Substantially decreasing existing and future water supplies.

No adverse impact. The development will connect to existing utility infrastructure and comply with water conservation requirements.

d. Replacing employment with residential uses.

Minimal impact. While a small commercial area is converted to residential, the corner location was not optimal for significant employment generation.

e. Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for the existing and proposed developments in other areas.

No impact. The development will utilize existing infrastructure systems and provide improvements that benefit the broader area. Any proposed improvements will be sized appropriately for the area's planned development.

f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impacts existing and planned land uses.

No significant adverse impact. Residential use typically generates less traffic than commercial development.

g. Affecting the existing character (i.e., visual, physical, and functional) of the immediate area.

No adverse impact. The development maintains the residential character while providing appropriate density transition.

h. Increases the exposure of residents to aviation generated noise, safety and/or flight operations.

Not applicable to this location.

i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

No adverse impact. The development is a relatively low-intensity residential use that will not diminish the environmental quality of the air, water, land, or cultural resources.

j. Significantly altering recreational amenities such as open space, parks, and trails.

No adverse impact. The amendment will not significantly alter recreational amenities. The Site does not contain existing parks, trails, or open space features, and the development will provide appropriate landscaping and open space as required by the City.

IV. PROPOSED REZONING

Diamante is proposing the Site be rezoned from RS-GR, B-1, and RM-1/PD to RM-2/PD. Diamante’s proposed application and development plans for a quality multi-family development are compatible with the City’s General Plan and are a viable and sustainable solution on this Site. The proposed PD Overlay is to modify the street width for this multi-family residential to allow a townhomes community at a density that is appropriate for the area:

Regulation	City’s Development Regulations	Proposed Development Regulations
1-7-6.A Private Street Standards	28’ Width	26’ Width

Justification: The reduced street width maximizes available area for landscaping and resident amenities while minimizing site disturbance. This approach allows buildings to follow existing topography more closely, preserving the site's natural character and reducing required grading operations. Key benefits include:

- Enhanced landscape and amenity area allocation
- Reduced impervious surface area and heat island effects
- Minimized cut and fill operations preserving natural grade
- Expanded usable outdoor space for residents
- Improved stormwater management through increased permeable areas

The modified street width maintains full emergency vehicle access requirements while optimizing the development footprint for sustainable site utilization and enhanced community amenities.

A. Findings of Fact

Acacia meeting the PD Overlay criteria as follows:

a) If a better design can be achieved by not applying the strict provisions of the zoning district.

Yes. The proposed 26-foot street width (reduced from 28-foot standard) achieves superior design through:

- **Enhanced Site Utilization:** Maximized area for landscaping and resident amenities
- **Environmental Integration:** Reduced site disturbance and improved stormwater management
- **Community Focus:** Additional space allocated to recreational opportunities and landscape buffers

b) If adherence to the strict provisions of the zoning district is not required in order to ensure health, safety and welfare of the inhabitants of the development.

Strict adherence to 28-foot width is unnecessary for health, safety, and welfare. The 26-foot width maintains:

- **Emergency Access:** Full compliance with fire department and emergency vehicle requirements
- **Traffic Safety:** Adequate circulation with enhanced pedestrian safety through traffic calming
- **Infrastructure Functionality:** Complete utility access and service delivery capabilities
- **Enhanced Safety:** Improved sight lines and natural traffic control through additional landscaping

c) If adherence to the strict provisions of the zoning district is not required in order to ensure that property values of adjacent properties will not be reduced.

Strict adherence is not required to protect adjacent property values. The development enhances surrounding properties through:

- **Quality Standards:** Superior construction and comprehensive site planning elevating neighborhood appeal
- **Compatible Design:** Harmonious integration with existing residential character
- **Infrastructure Enhancement:** Efficient utility utilization and area improvements through development contributions
- **Market Enhancement:** Quality multi-family development serving as positive market catalyst for surrounding properties

B. Density Justification

The proposed density of 15.6 dwelling units per gross acre is appropriate and well-justified for this Site based on multiple contextual, planning, and design factors:

Compatibility with Zoning Classification. The RM-2 zoning district permits densities up to 18 dwelling units per acre; this proposal falls comfortably within the allowable density range while remaining 13% below the maximum permitted density. This demonstrates a measured approach that respects the zoning framework while providing housing diversity.

Arterial Corridor Location. The Site’s frontage along Southern Avenue, a major arterial corridor, makes it particularly appropriate for medium-density residential development. Higher-density housing along arterial streets is a fundamental tenet of sound land use planning, as it:

- Maximizes efficient use of land served by major infrastructure and transportation facilities;
- Provides appropriate density transition between commercial/arterial uses and lower-density residential neighborhoods;
- Concentrates residential density where residents have convenient access to transportation, shopping, and services;
- Reduces vehicle miles traveled by locating housing near employment and commercial centers.

Locating higher-density residential development along arterial corridors rather than interior residential streets protects the character of established single-family neighborhoods while meeting the community’s housing needs.

Infill Development Best Practices. The Site represents an infill opportunity with existing water, sewer, drainage, and utility infrastructure. Efficient infill development on underutilized parcels is a key principle of sustainable growth. The proposed density makes economically efficient use of existing public infrastructure investments, avoiding the need for costly extensions of utilities and services to undeveloped areas.

Site Constraints and Efficient Land Use. The Site’s 8.29 gross acres includes natural features and constraints that must be respected in the development design. The existing wash running through the property has been integrated into the amenity area, reducing the effective developable area. The proposed density represents an efficient use of the developable portions of the Site while preserving environmental features and providing over 20% of the entire Site as open space landscaped areas. A lower density would not efficiently utilize this infill site or justify the infrastructure improvements required for development.

Housing Diversity and Market Demand. As acknowledged in the City’s General Plan, Apache Junction has a significant need for housing diversity beyond manufactured housing and single-family development. The proposed development is essential to deliver quality townhome product for working families, young professionals, and residents seeking to downsize. The proposed density strikes the appropriate balance between meeting documented housing needs and maintaining quality design standards.

Townhome Product Type. The townhome building type inherently requires higher density than single-family detached homes to be economically feasible while maintaining quality construction standards. Townhomes provide an important “missing middle” housing option between apartment complexes and single-family homes. Each unit includes a two-car attached garage and private patio, offering homeownership amenities while achieving density appropriate for the location. The proposed density allows for proper building spacing, adequate landscaping,

comprehensive amenities, and attractive streetscapes that would not be achievable at lower densities.

Compatibility with Surrounding Uses. While single-family neighborhoods exist to the north and east, the Site’s location at a major intersection with Southern Avenue and its proximity to commercial uses make it fundamentally different from interior residential streets. The Site provides an appropriate transition zone where medium-density residential serves as a buffer between commercial/arterial uses and lower-density neighborhoods. The proposed density is significantly lower than typical apartment developments (which can exceed 25-30 DU/AC) while providing greater housing diversity than single-family development. The townhome product type with attached garages, private yards, and quality architectural design ensures compatibility with the surrounding residential character while providing needed housing options.

V. DEVELOPMENT PLANS

As depicted in the Preliminary Site Plan (*Exhibit 2*), Acacia is a gated residential community of approximately 129 residences at 15.6 dwelling units per gross acre. The development provides a new and diverse living opportunity through quality design, comprehensive landscaping, and strategic community planning. The development incorporates integrated open spaces, resident amenities, and cohesive landscape and architectural elements. Building placement and yard wall positioning create visual interest through varied orientations while maintaining consistent roof line expression across each building block. Individual architectural elements such as dormers and gables provide textural variation within uniform parapet heights, ensuring cohesive massing and neighborhood compatibility. Key community features include: private rear yards and landscape features; comprehensive amenity programming; detailed architectural design elements; and a sustainable community planning approach. The community's design framework emphasizes compatibility, sustainability, and enhanced quality of life for residents.

A. Landscaping and Amenities

Landscaping will enhance Acacia by integrating with the walls, drainage, entry monuments and amenity features. *See Exhibit 3, Preliminary Landscape Plan.* Acacia’s landscape buffers, open spaces, and plantings will help reinforce the community’s theming and appeal. Over 20% of the entire Site is in open space landscaped areas. Acacia’s plant palette has been developed to complement the community’s theming. The plant palette consists of an array of colors and textures that will create an attractive experience for those who live there and those traveling on the roads surrounding the community. Landscaping designs will focus on providing natural screening, shade, and visual interest. Aside from several strategically placed areas of natural sod, all plant species can be found on the Arizona Department of Water Resources, “Low Water Use Plant List.”

Acacia has been planned with quality neighborhood scale amenities consistent with Diamante’s desire to create a community where residents will be able to play, relax, or socialize in a pleasing environment. The amenity area within Acacia is designed to integrate the existing wash that runs through the site. Existing trees will be preserved and new walkways will run through the area. Amenities for structured play will all be accessible from the wash walkway that ties the whole development together enhancing the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of internal and external open spaces.

B. Architecture

The design of the units recalls a traditional farmhouse style to reinforce the western character found throughout Apache Junction. The project proposes the use of attached townhomes, each with an attached two-car garage and a 3-bed 2-bath layout. By integrating the garage, the site is able to avoid large surface parking areas that would detract from the community and city character. Different unit types and materials are used so that, while there is consistency, there is also variation to provide visual interest. Some units and feature accents where a specific color will be used, each color signifying a ‘neighborhood’ within the development. This will also provide visual interest while providing a helpful way-finding tool for new residents and visitors.

C. Theme Walls, Entry Gates, and Entry Monument

The proposed theme walls will be consistent with Acacia’s overall community character. This theming is reinforced using materials, colors, design, and layout. The fences and walls will consist of the following types: Wood for the patio fences, painted in the respective neighborhood colors and masonry with wrought iron for the perimeter wall. The perimeter wall has a low profile so that the units are visually connected to the quiet streets and for a welcoming character. Acacia will have entry monument signage at the entrance into the community that provides a sense of neighborhood arrival.

D. Lighting

Site lighting has been designed in accordance with the applicable requirements, complying with the Dark Sky Ordinance and necessitating the selection of fixtures that are downlit and fully shielded. The patios and entries of the units will have automatic motion-activated lighting fixtures.

VI. MISCELLANEOUS

A. Parking

Acacia will contain at-grade surface parking. *See Exhibit 2, Preliminary Site Plan*, for parking counts, by type of parking provided. Acacia provides 297 spaces where 297 are required, with each unit containing a 2-car garage. Thirty-nine guest parking spaces are required.

B. Phasing

It is anticipated that Acacia will be constructed in one phase.

VII. PROJECT TEAM

Developer:

Diamante Homes

Attn: Jim Adcox
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Mesa, Arizona 85215

Architect:

Atmosphere Architects

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Landscape Architect:

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Zoning & Entitlements:

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bray@raylawaz.com

VIII. CONCLUSION

Acacia will provide the City with a high-quality, thoughtfully designed townhome community that advances key General Plan goals for housing diversity, neighborhood revitalization, and sustainable development. The development supports the City's vision for balanced growth and provides much-needed new housing options for future residents. We request your approval.

Diamante Homes

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 FEET 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

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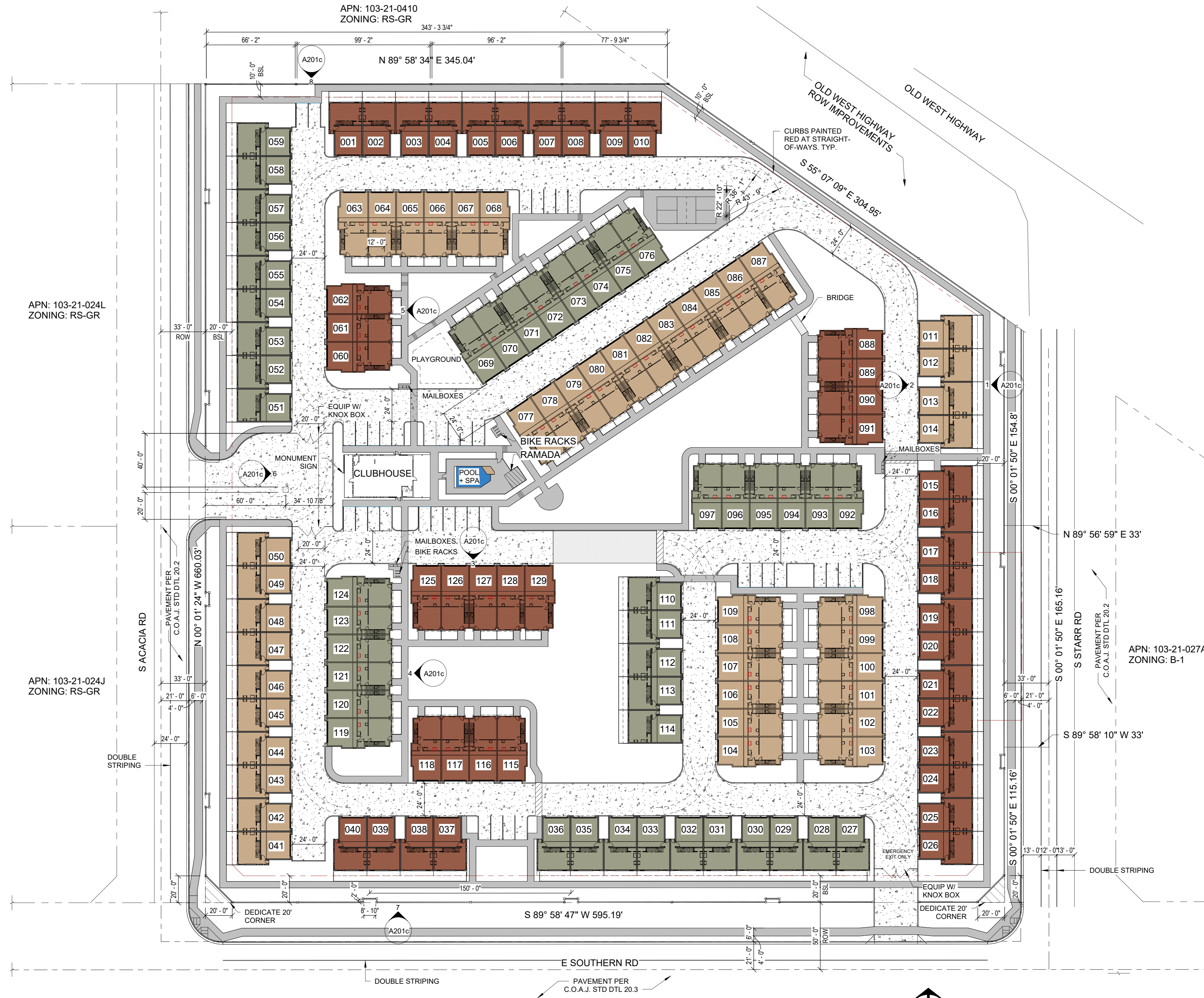
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ACACIA TOWNHOMES

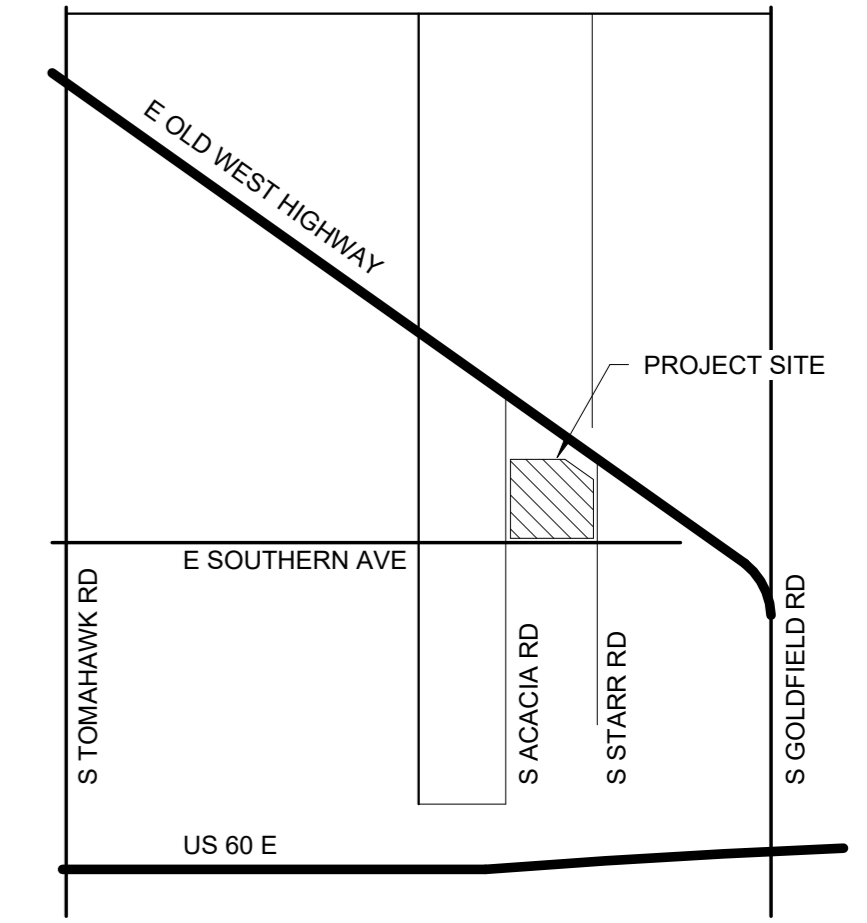
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 ZONING: RS-GR



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

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

APN: 103-21-027A
 ZONING: B-1



VICINITY MAP

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

no.	date	description

ACACIA

2357 S. RAINDANCE RD
 APACHE JUNCTION, AZ
 85119
 PROJECT NO: 24064
 DATE: 01/26/2026



atmosphere architects
 114 w main st
 mesa, az 85201

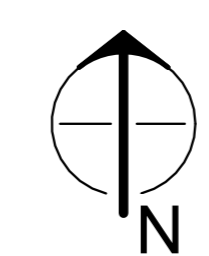
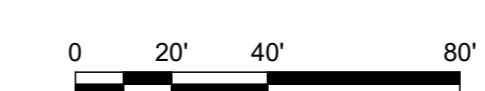
contact: Mike Hudson
 email: mike@atmosarch.com
 tel: 602.329.8384

**SITE PLAN
 AS101**

PRINTED: 1/26/2026 4:47:50 PM

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1 SITE PLAN
 1" = 40'-0"





① SFMD ACCESS PLAN
1" = 40'-0"

0 4' 8' 16'
SCALE IN FEET



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CONSTRUCTION**

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**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

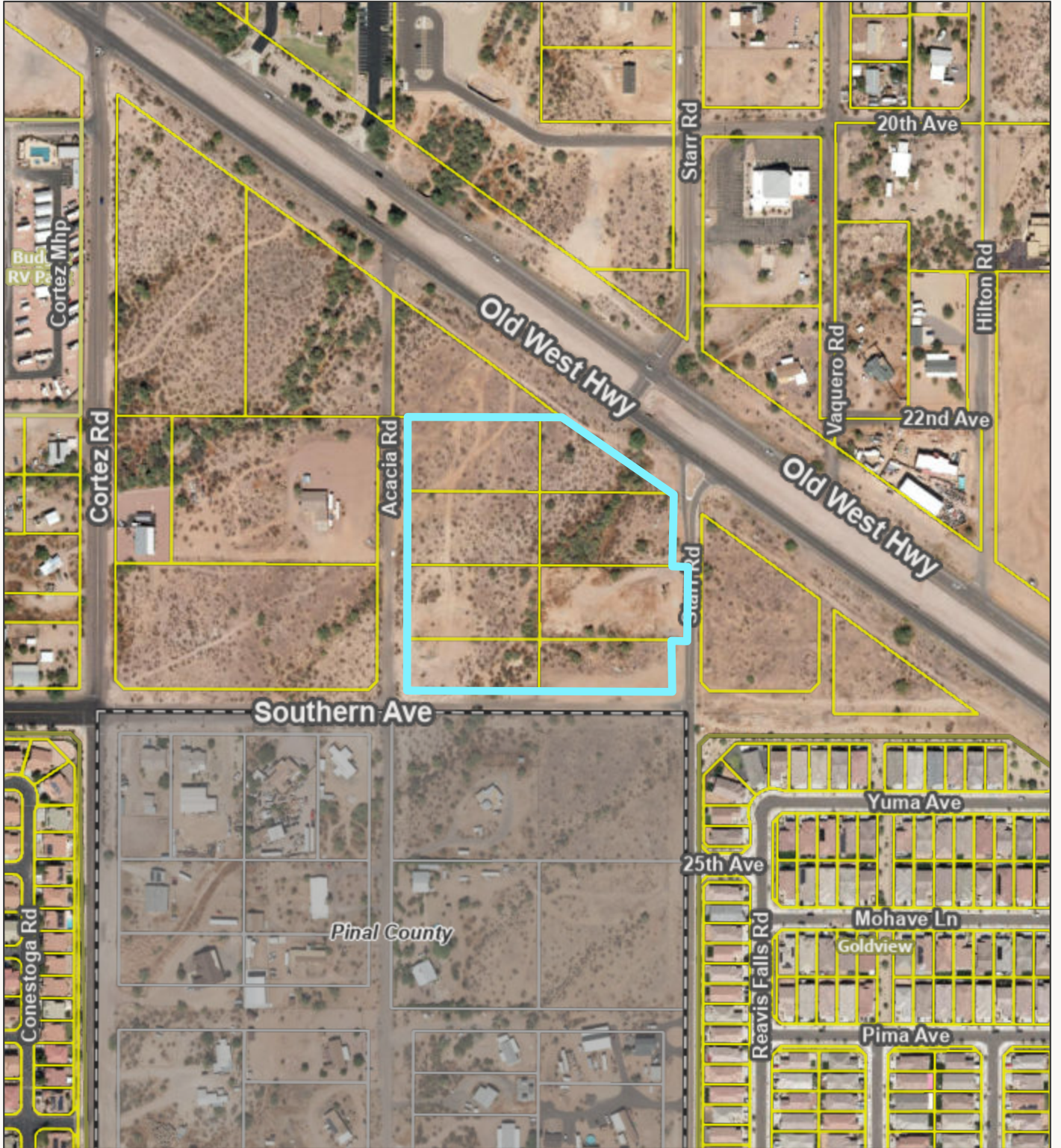
PROJECT NO: 24064
DATE: 01/26/26



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mesa, az 85201

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email: Tim@atmosarch.com
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**SFMD ACCESS PLAN
AS103**



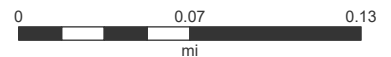
LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> Apache Junction Municipal Boundary Apache Junction Pinal County Island County Boundary Subdivisions | <ul style="list-style-type: none"> Mobile Home and RV Parks Parcels City of Apache Junction Pinal County |
|--|--|

City of Apache Junction



March 19, 2026



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LANDSCAPE PLAN

SCALE 1"=30'-0"



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Spread/Depth)	EXISTING TO REMAIN IN PLACE
	<i>Cercidium floridanum</i> Blue Elm Verde		Existing to remain in place
	<i>Prosopis juliflora</i> Arizona Mesquite		Existing to remain in place
	<i>Gleditsia triacanthos</i> Blackwood		Existing to remain in place
	<i>Scaevola taccada</i> Scaevola		Existing to remain in place
	<i>Prosopis juliflora</i> "Flourish" Arizona Mesquite	24" Box, 8' x 1.5" Double-Stacked Typ	
	<i>Platanus x 'Red Push'</i> Red Push Platanche	24" Box, 12' x 4' x 1.5" Double-Stacked Typ	
	<i>Xylocopa tophomemela</i> Pink Ovary Chittango	24" Box, 8' x 1.5" Double-Stacked Typ	
	<i>Vitis californica</i> Chase Tree	24" Box, 8' x 1.25" Double-Stacked Typ	
	<i>Acacia aneura</i> Malgo	24" Box, 7' x 1.5" Double-Stacked Typ	
	<i>Quercus virginiana</i> Heritage Live Oak	24" Box, 8' x 1.25" Double-Stacked Typ	
	SMALL PALMS		
	<i>Phoenix cambodiana</i> Pygmy Date Palm	5 Gallon	
	LARGE SHRUBS		
	<i>Dodonaea viscosa</i> "Surprise" Missouri Bush	5 Gallon	
	<i>Leucosyllum leucostachyum</i> Chihuahuan Sage	5 Gallon	
	<i>Dasylirion</i> "Little Olla" Little Olla	5 Gallon	
	<i>Helianthus</i> "Patio Pink" Prairie Pink Coneflower	5 Gallon	
	<i>Tagetes</i> "Orange Jubilee" Orange Jubilee	5 Gallon	
	MEDIUM AND SMALL SHRUBS		
	<i>Cordia</i> Green Carpet Royal Plum	5 Gallon	
	<i>Rosa</i> "Eiffel Tower" Dwarf Rosemary	5 Gallon	
	<i>Callisander</i> "Little Jean" Little Jean Bottle Brush	5 Gallon	
	<i>Muhlenbergia</i> "Regal Mist" Regal Mist Deer Grass	5 Gallon	
	GROUNDCOVERS		
	<i>Conoclinium</i> Bush Morning Glory	1 Gallon	
	<i>Carpenter</i> "New Gold" New Gold Lambs Ears	1 Gallon	
	<i>Eremophila</i> "Mangrove Bell" Mangrove Bell	1 Gallon	
	ACCENTS		
	<i>Desmodium</i> "Toothbrush" Toothbrush Desert Spoon	5 Gallon	
	<i>Desmodium</i> "Desert Spoon" Desert Spoon	5 Gallon	
	<i>Hesperaloe</i> "Red Tucco" Red Tucco	5 Gallon	
	NATIVE PLANTS (OLD HIGHWAY FRONTAGE)		
	<i>Quercus</i> "Purple Prickly Pear" Purple Prickly Pear	5 Gallon	
	<i>Sonchus</i> "Yellow" Yellow	5 Gallon	
	<i>Callisander</i> "Red Tucco" Red Tucco	5 Gallon	
	<i>Justicia</i> "Chuparrosa" Chuparrosa	5 Gallon	
	LANDSCAPE MATERIALS		
	Decomposed Granite Desert Gold	1/2" size screened 2'-0" Deep	
	Surface Select Granite Boulders	5 tons of various size boulders	
	Concrete Header	4' x 8', Curbside 2' Deep	
	Malbar Bermudax	Soil	
	Fractured Rock Wash Desert Gold	3-10' 4" sized 3-8' Deep	



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ACACIA

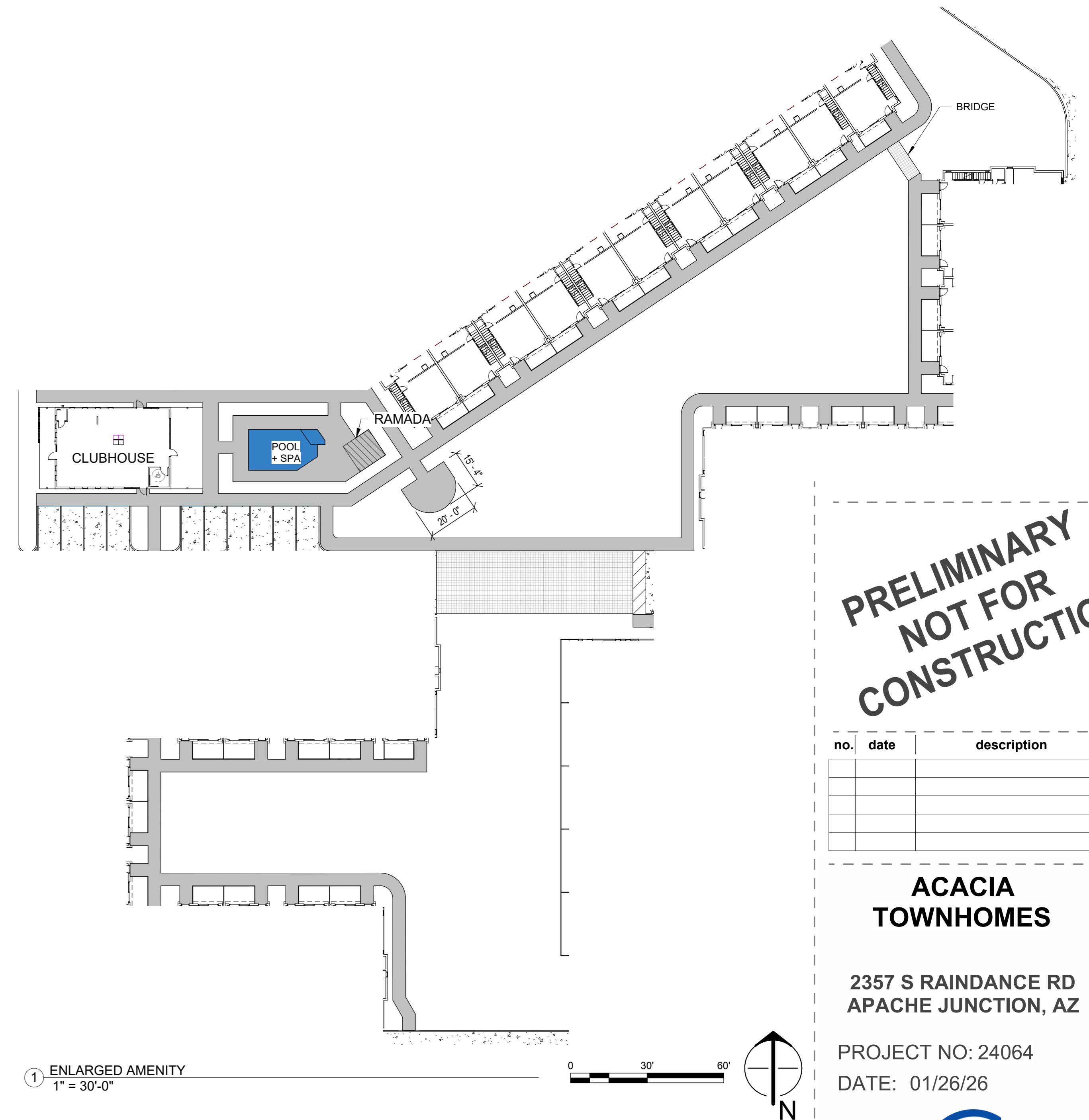
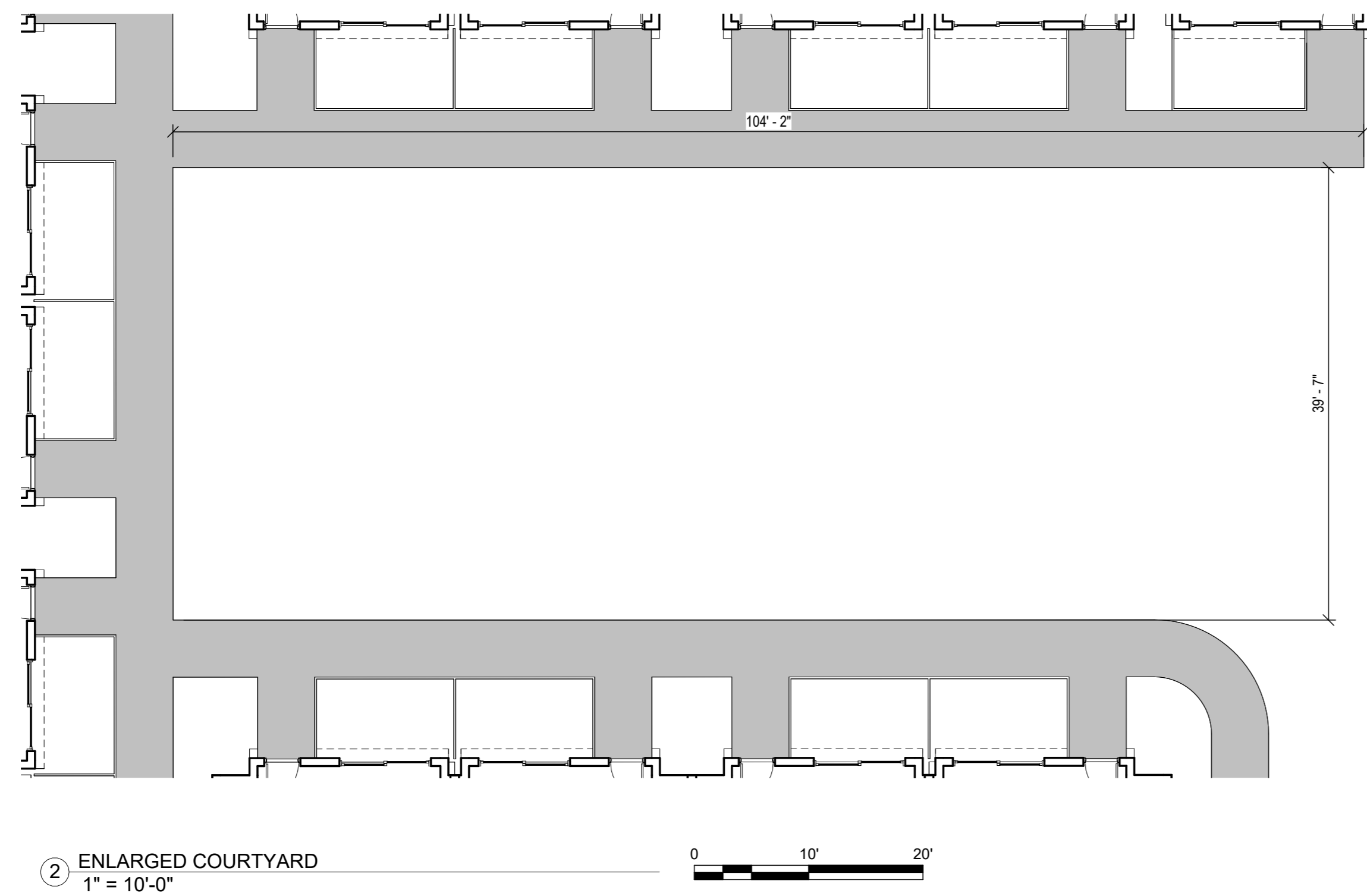
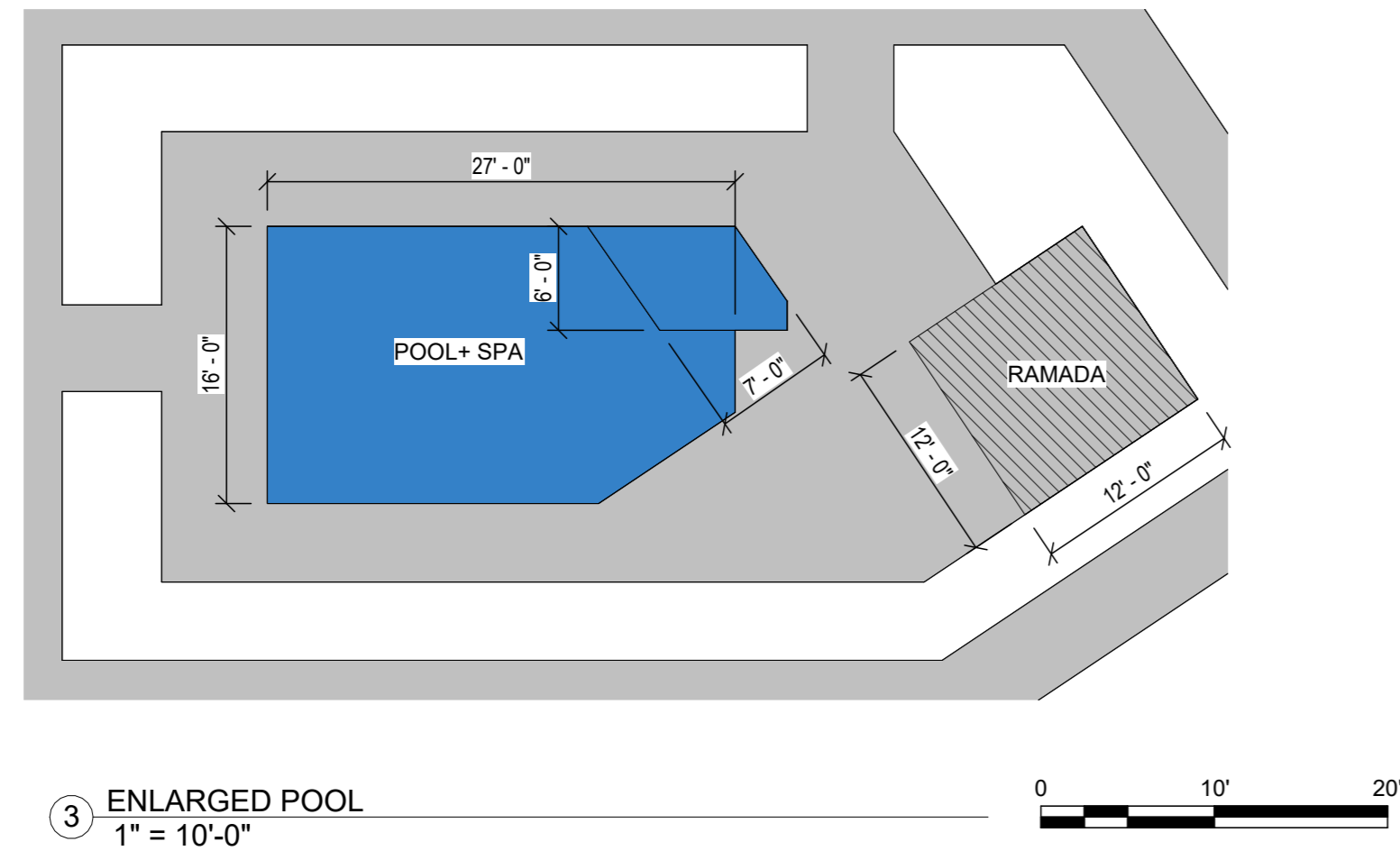
2357 S. RAINDANCE RD
APACHE JUNCTION, AZ
85119
PROJECT NO: 24064
DATE: 07/18/2024



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LANDSCAPE PLAN

L101



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**ACACIA
TOWNHOMES**

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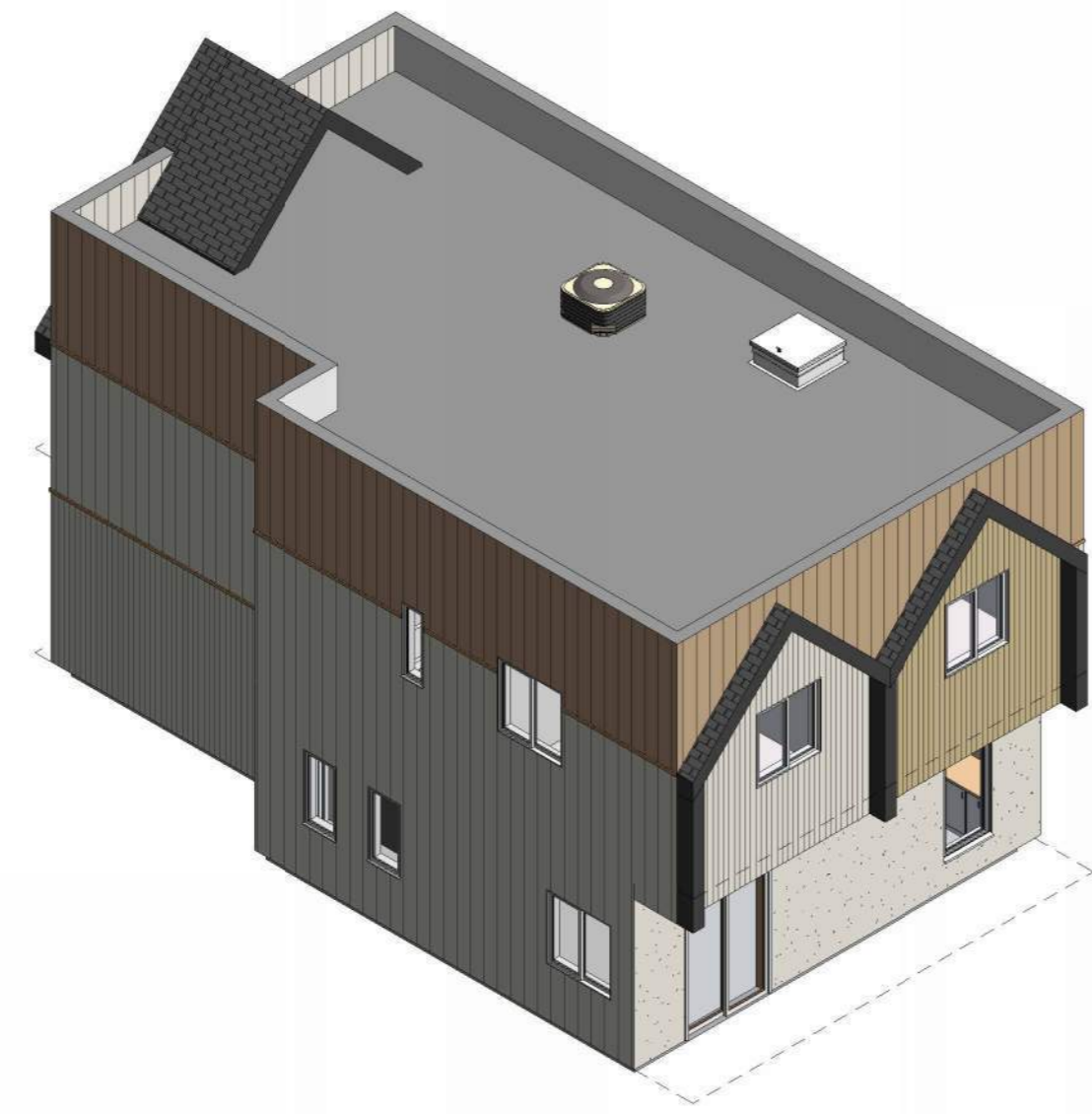
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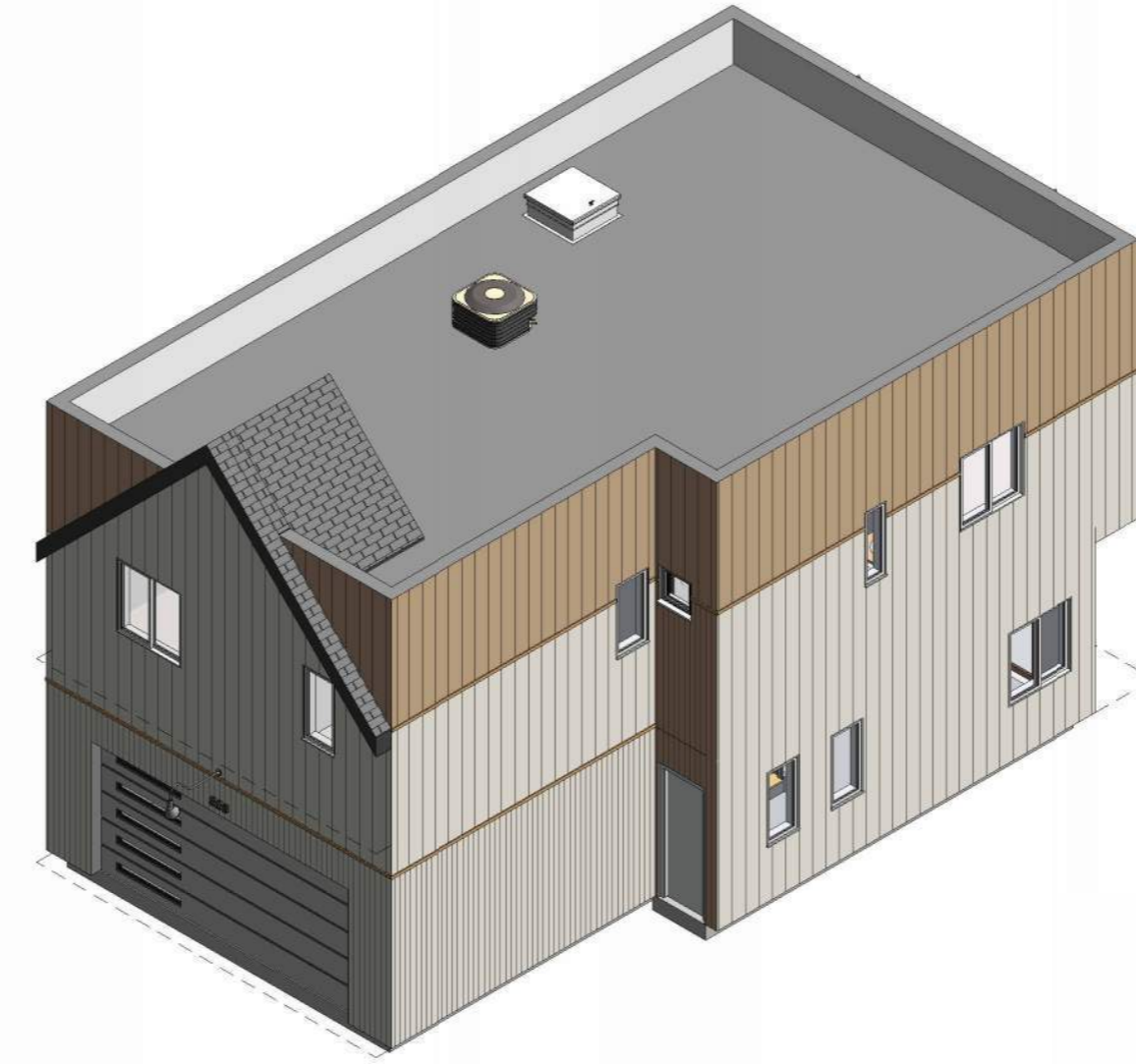
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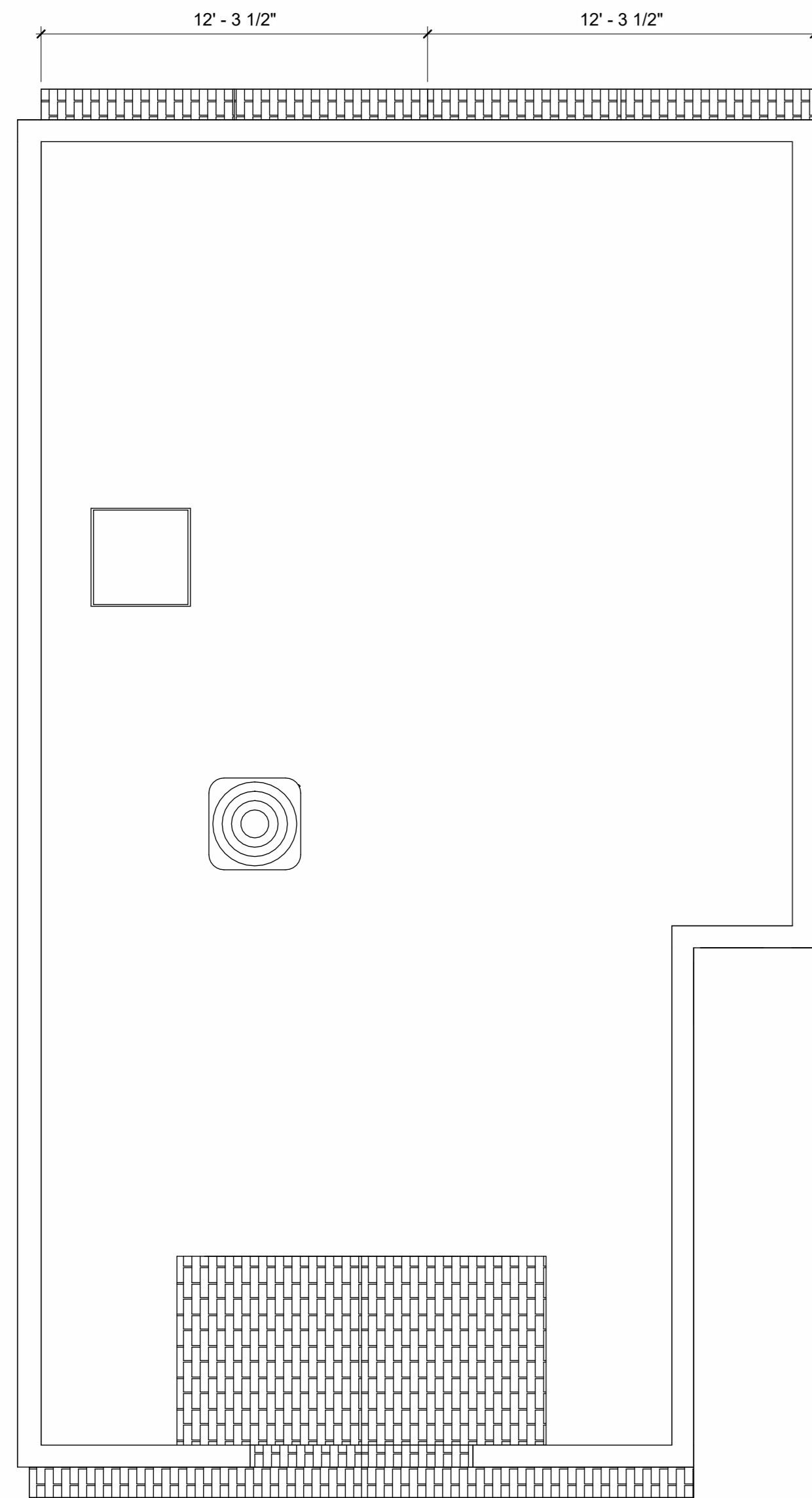
**AMENITY PLAN
AS104**



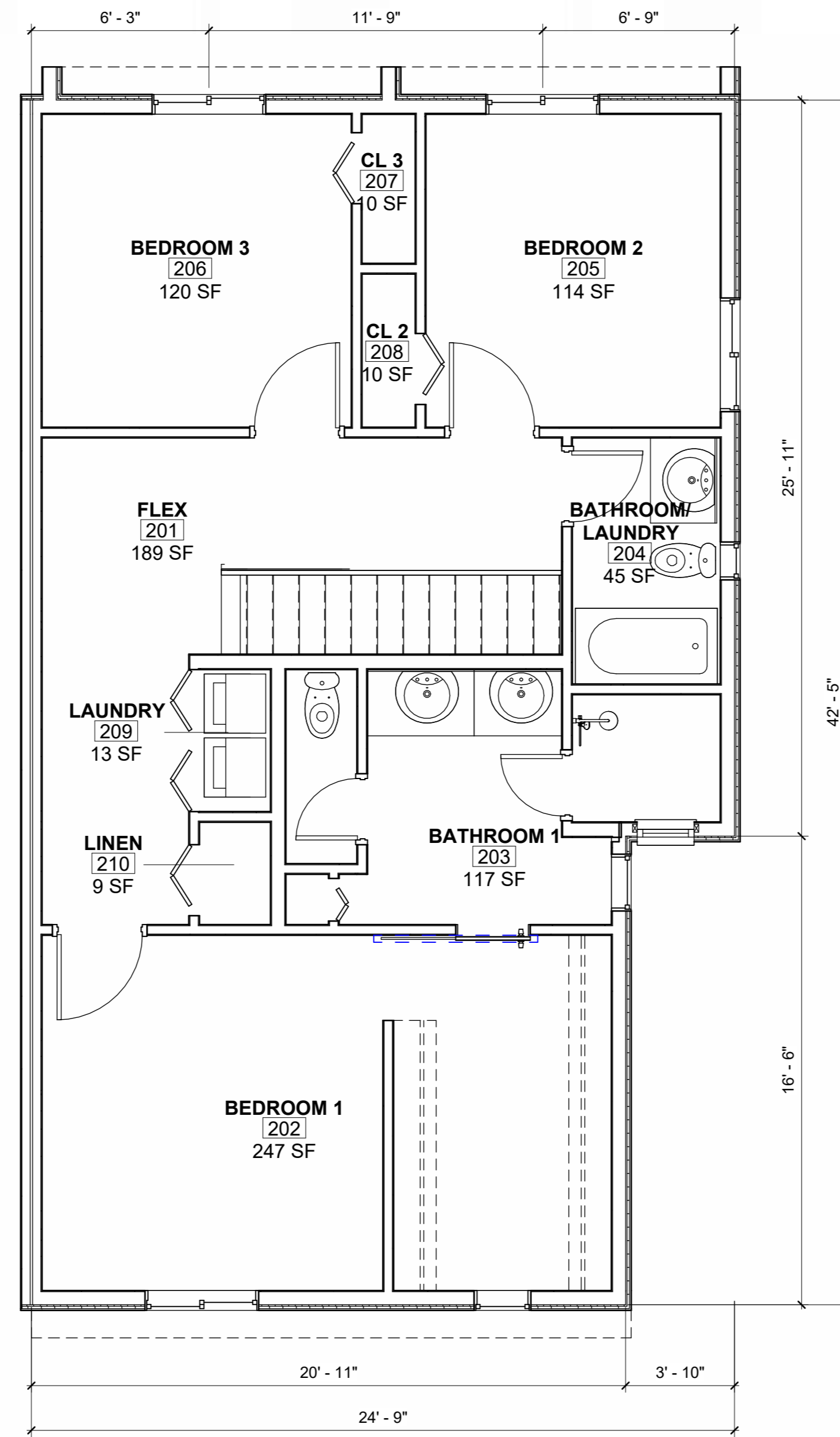
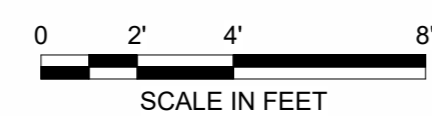
5 ISOMETRIC 2



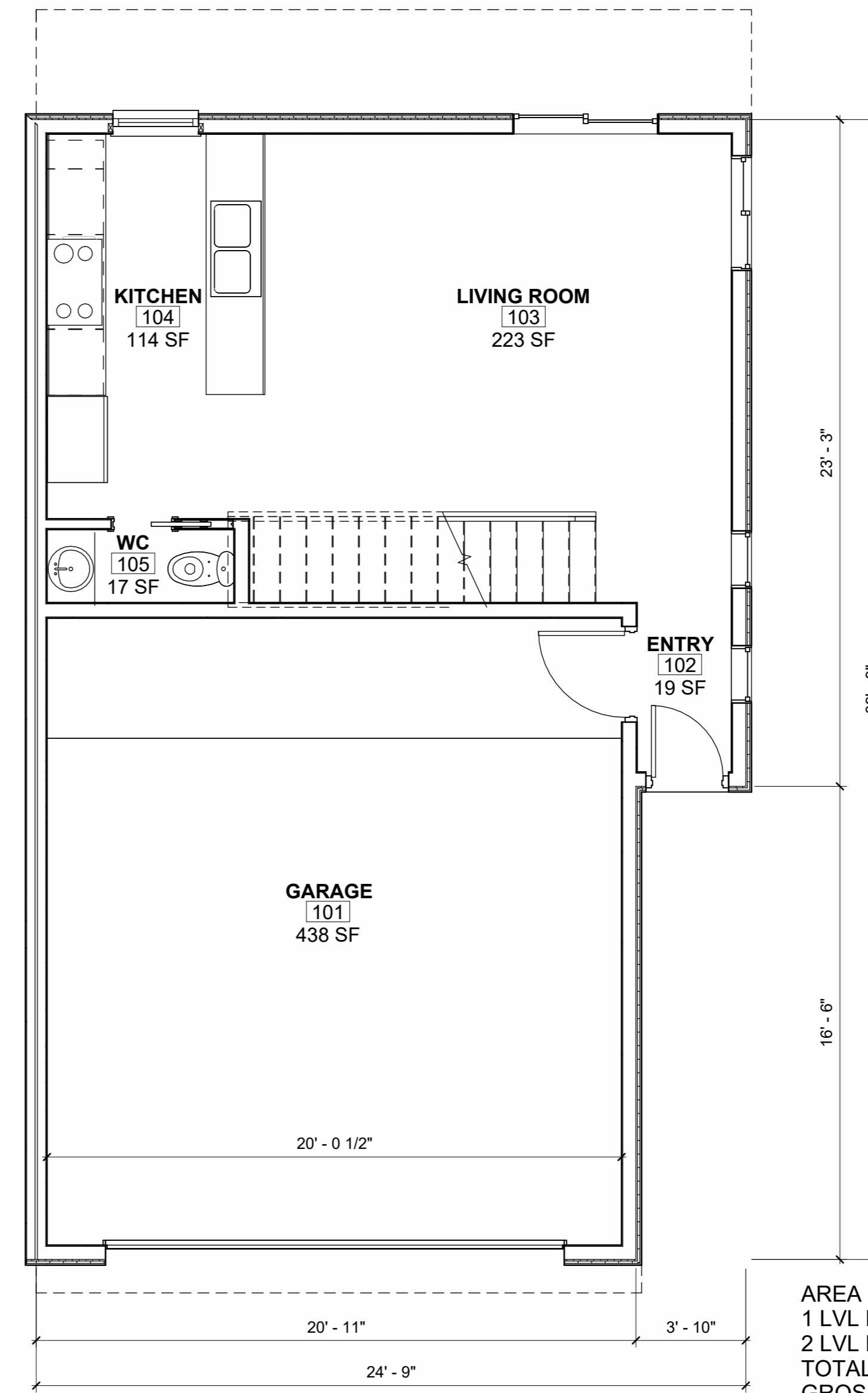
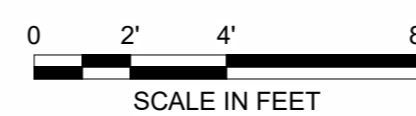
4 ISOMETRIC 1



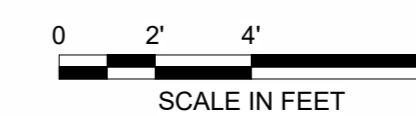
3 B.O. CLG
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



AREA
1 LVL LIVABLE = 874 SF
2 LVL LIVABLE = 1,247 SF
TOTAL = 1,685 SF
GROSS =

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no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

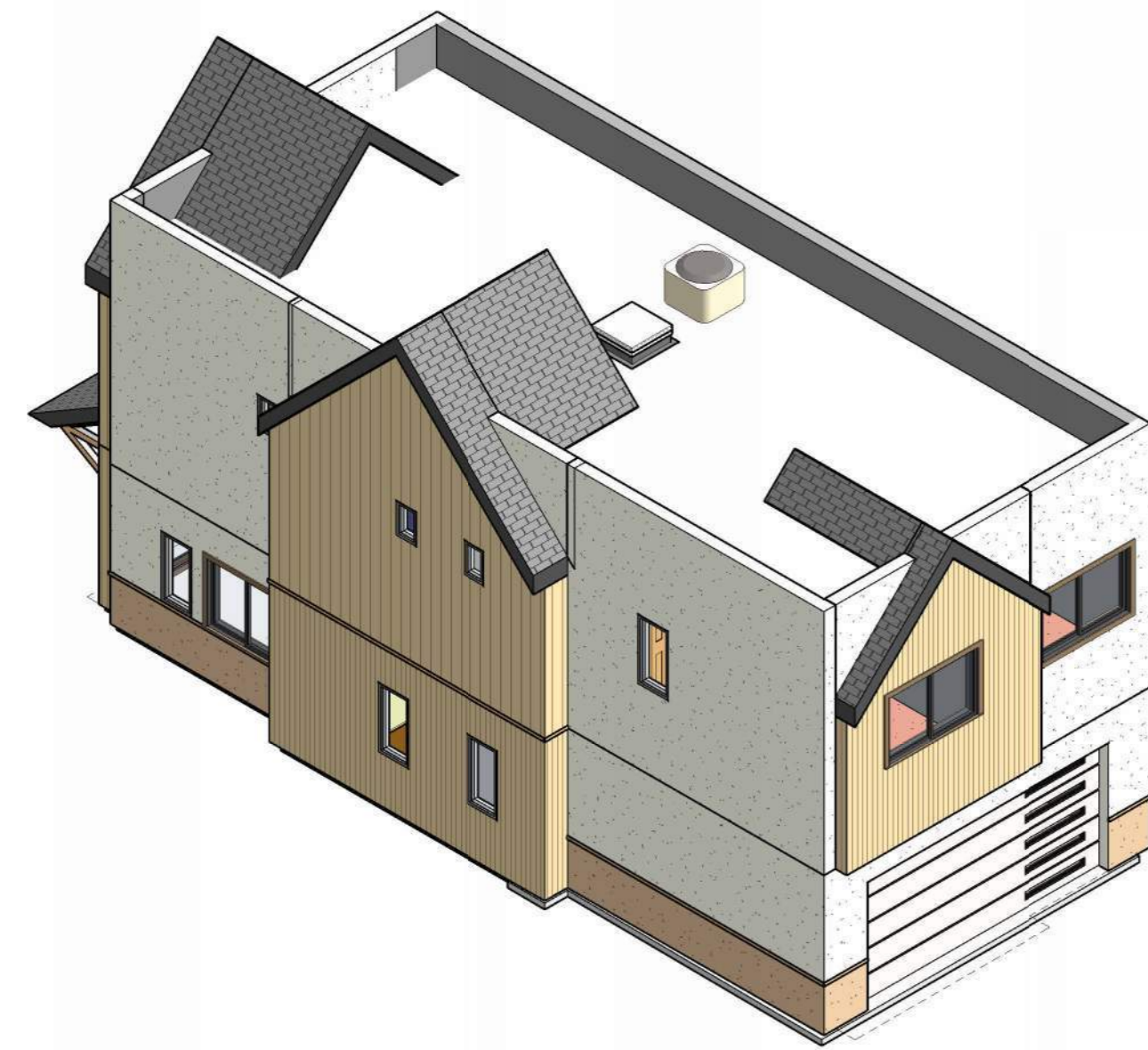
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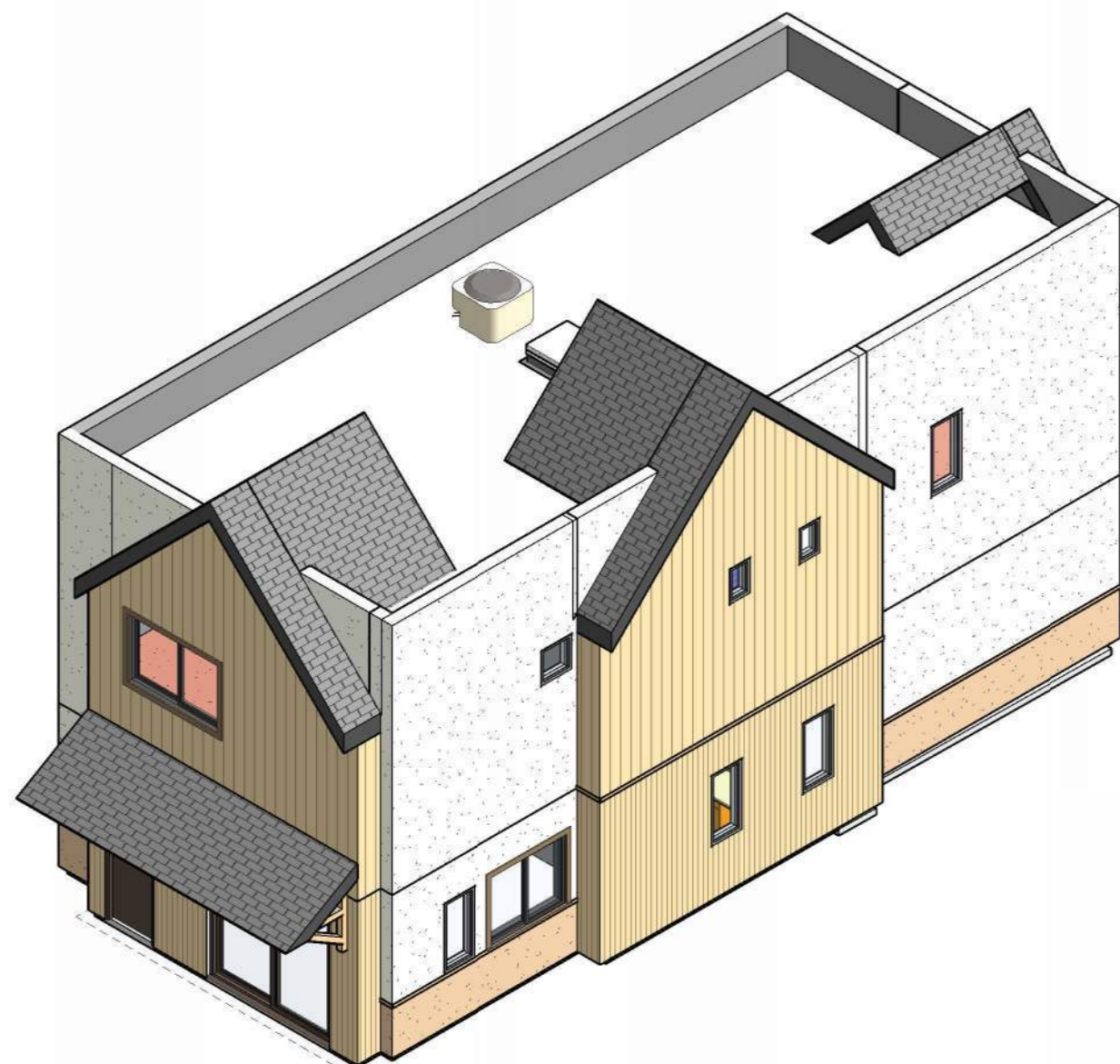
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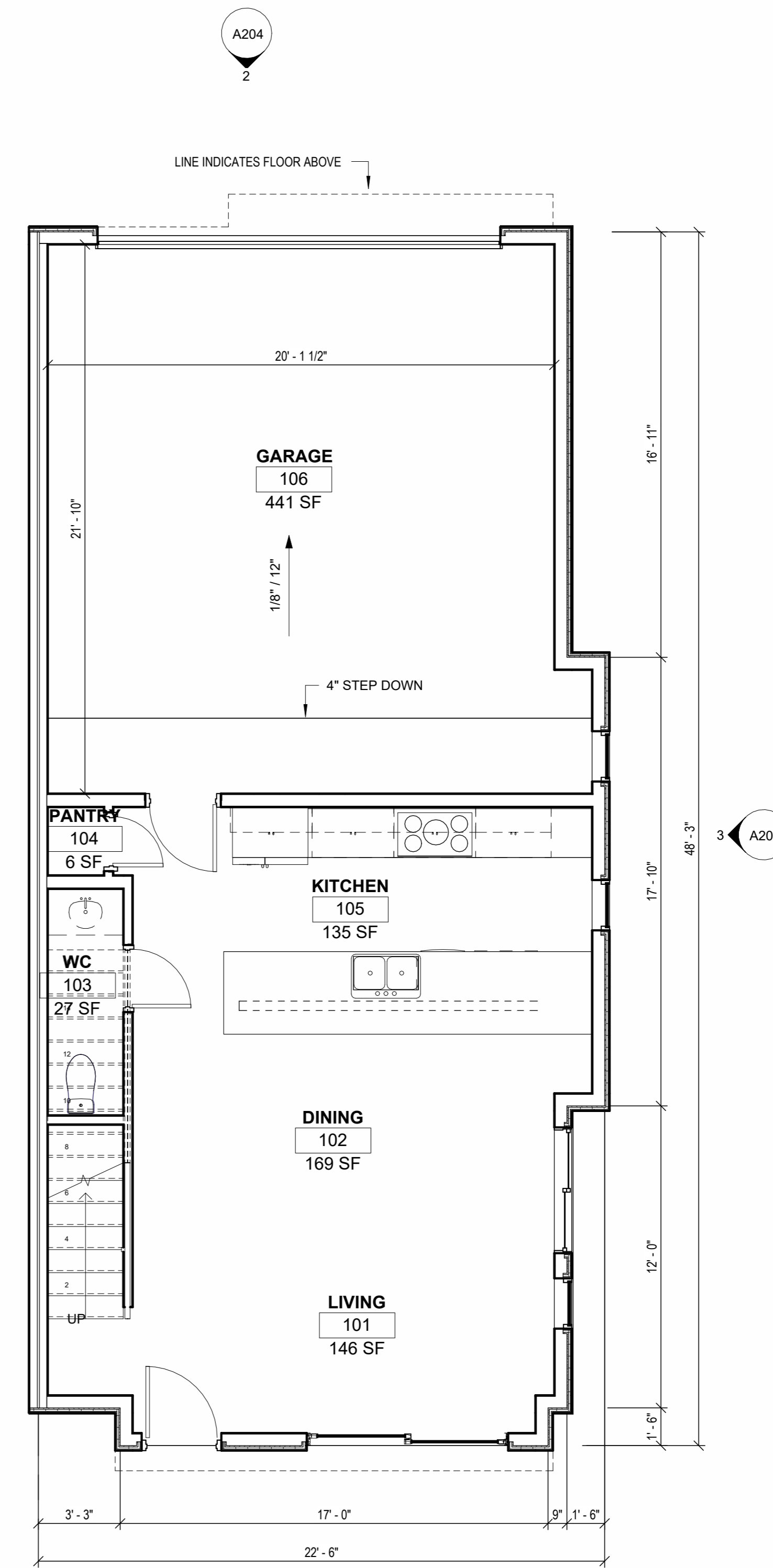
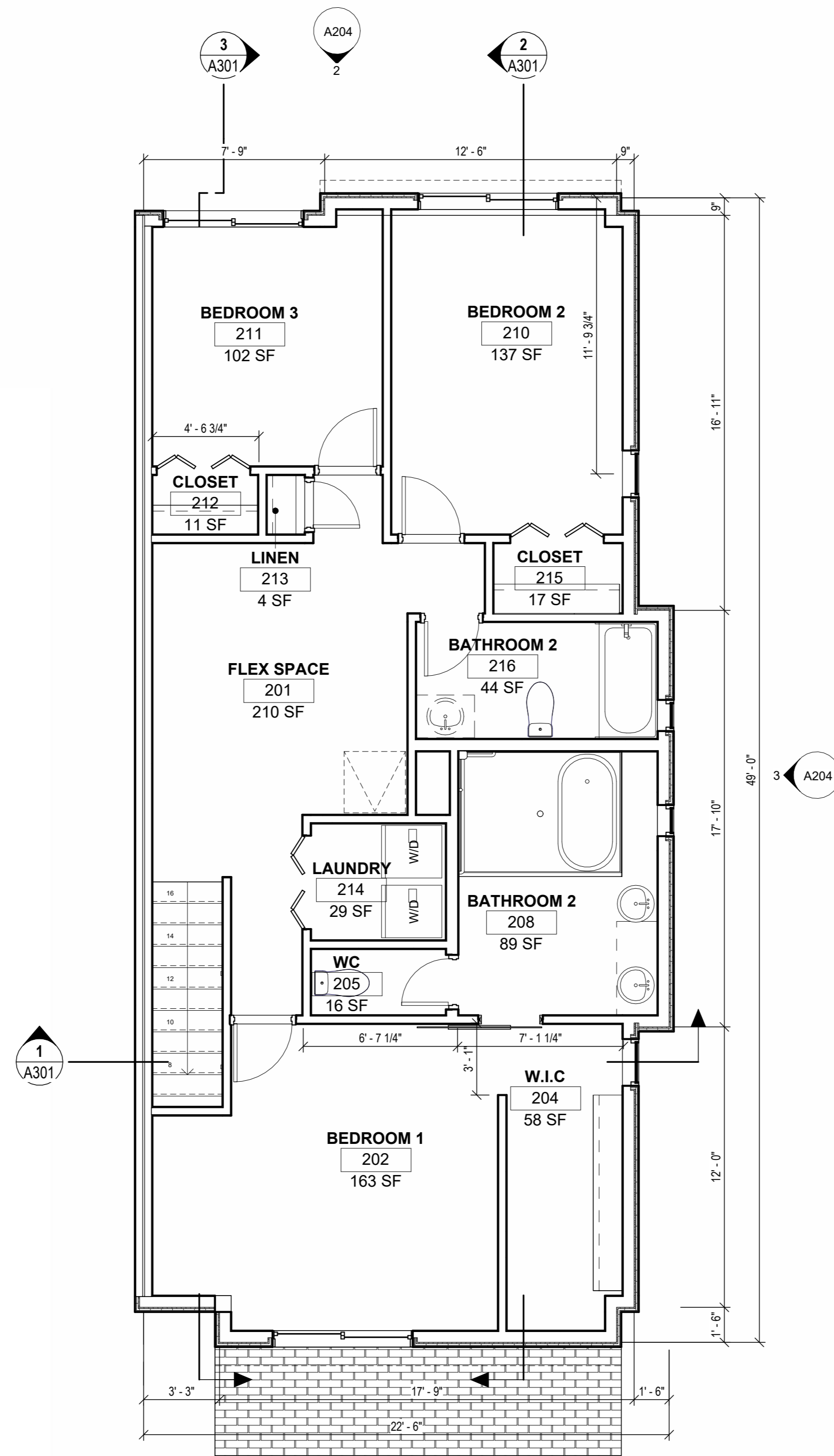
**FLOORPLANS
A101**



3 ISOMETRIC BLDG 2



4 ISOMETRIC BLDG 6



1ST FLOOR LIVABLE SF 461 SF
2ND FLOOR LIVABLE SF 852 SF
TOTAL 1,313 SF

KEYNOTES

(NOT ALL KEYNOTES ON ALL SHEETS)

1. HANDRAIL @ 36" ABOVE NOSING
2. WALL TO 42" AFF
3. GUARDRAIL TO 42" AFF, SEE DETAILS
4. CLOSET ROD & SHELF
5. ROOF DRAIN SPOUT
6. TEMPERED GLASS SHOWER ENCLOSURE
7. WASHER/DRYER DRAIN PAN W/ FLOOR DRAIN
8. GAS METER
9. SCUPPER @ BALCONY WALL
10. DOWNSPOUT, SEE ROOF PLAN AND ELEVATIONS
11. 30" ELECTRIC SLIDE IN RANGE W/OVEN
12. TANKLESS WATER HEATER
13. AUTOMATIC GARAGE DOOR OPENER
14. ELECTRICAL PANEL
15. KITCHEN SINK W/ GARBAGE DISPOSAL
16. MICROWAVE OVER RANGE, VERIFY W/OWNER
17. REFRIGERATOR
18. LAVATORY IN VANITY
19. LED VANITY MIRROR
20. ADA GRAB BARS
21. BALCONY/ROOF LINE ABOVE
22. A/V CABINET
23. LINEN SHELVING
24. ELECTRIC FIREPLACE - 74" LINEAR PRISM SERIES
25. HOSE BIBB, SEE PLUMBING
26. PREFABRICATED STAIRS BY MFR - TREADS TO BE 6-3/4" AT THE WALKLINE, MAX 9-1/2" HIGH WITH A MINIMUM HEADROOM OF 6'-6". HANDRAIL TO BE MINIMUM 26" HIGH.

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

PROJECT NO: 24064
DATE: 01/26/26



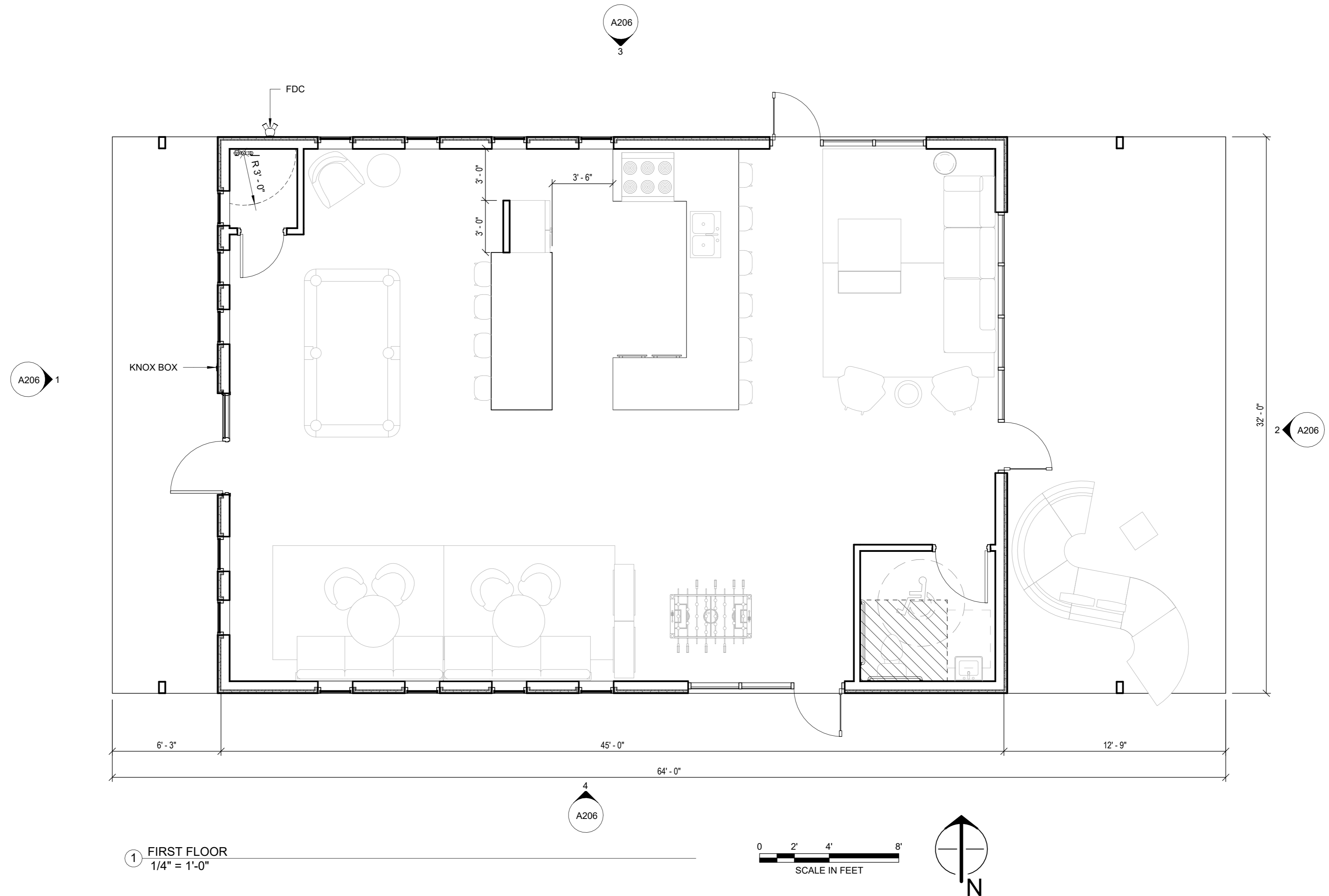
atmosphere architects
114 w main st
mesa, az 85201

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

**2 STORY 3 BEDROOM UNIT
STANDARD GARAGE FLOOR
PLANS**

A102





① FIRST FLOOR
1/4" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

PROJECT NO: 24064

DATE: 01/26/26



atmosphere architects
114 w main st
mesa, az 85201

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

CLUBHOUSE FLOOR PLAN

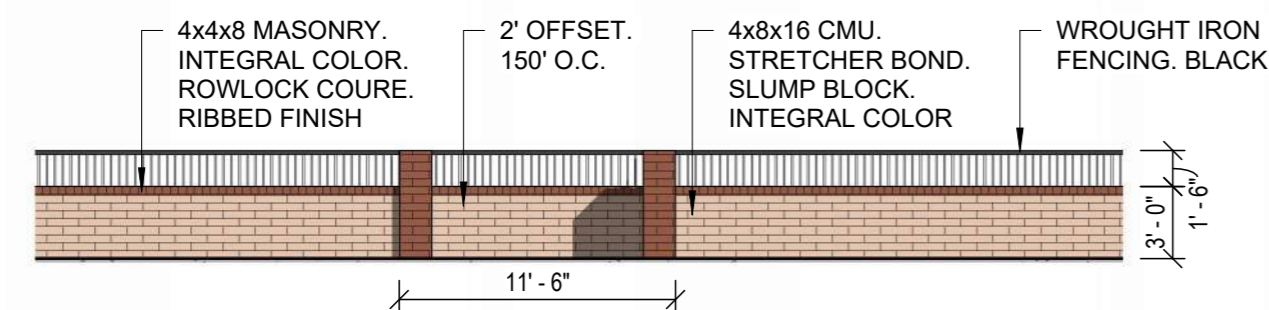
A103



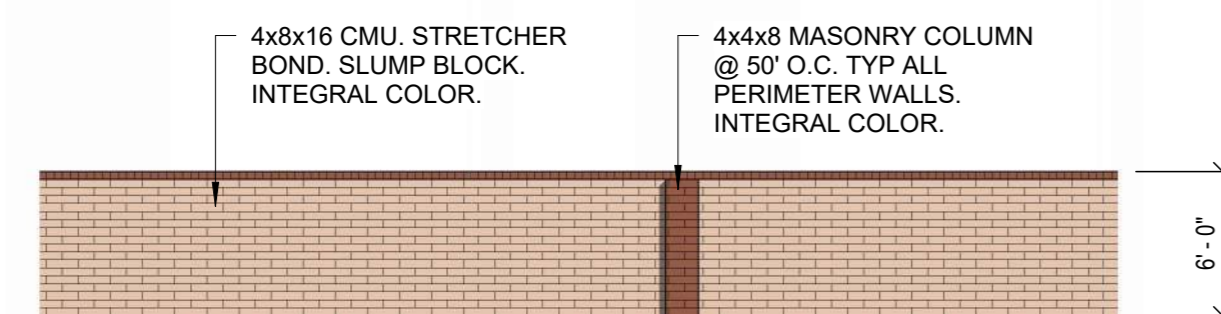
5 UNIT B ENTRY
1/8" = 1'-0"



6 ENTRY SIGNAGE
1/8" = 1'-0"



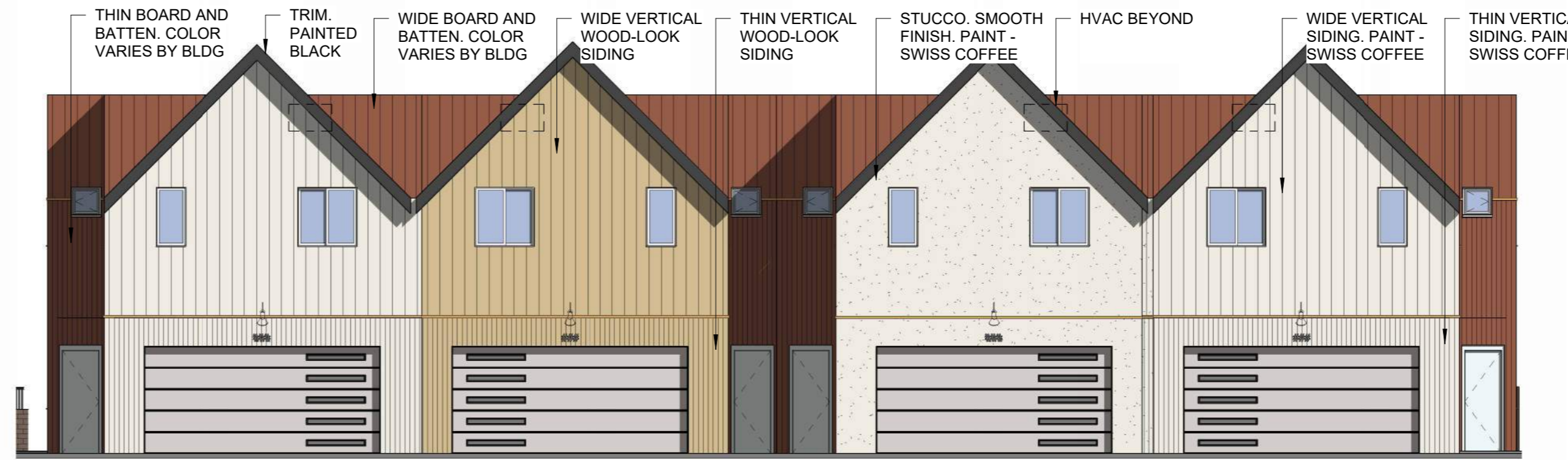
7 PERIMETER WALL
1/8" = 1'-0"



8 PERIMETER WALL - N PROPERTY LINE
1/8" = 1'-0"



1 UNIT A PATIO
1/8" = 1'-0"



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



3 UNIT B GARAGE
1/8" = 1'-0"



4 YARD WALL/FENCE
1/8" = 1'-0"

- NEIGHBORHOOD COLORS:
- BENJAMIN MOORE_GIANT SEQUOIA
 - BM_HIDDEN OAKS
 - BM_LOUISBERG GREEN

PRELIMINARY
NOT FOR
CONSTRUCTION

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

PROJECT NO: 24064
DATE: 01/26/26



atmosphere
architects

atmosphere architects
114 w main st
mesa, az 85201

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

COLOR ELEVATIONS

A201c

NOTE:
DUE TO ELEVATION CHANGE BETWEEN
PARCELS, THE N. PROPERTY LINE PERIMETER
WALL WILL BE USED AS A RETAINING WALL.



T.O. RIDGE 27' - 9"

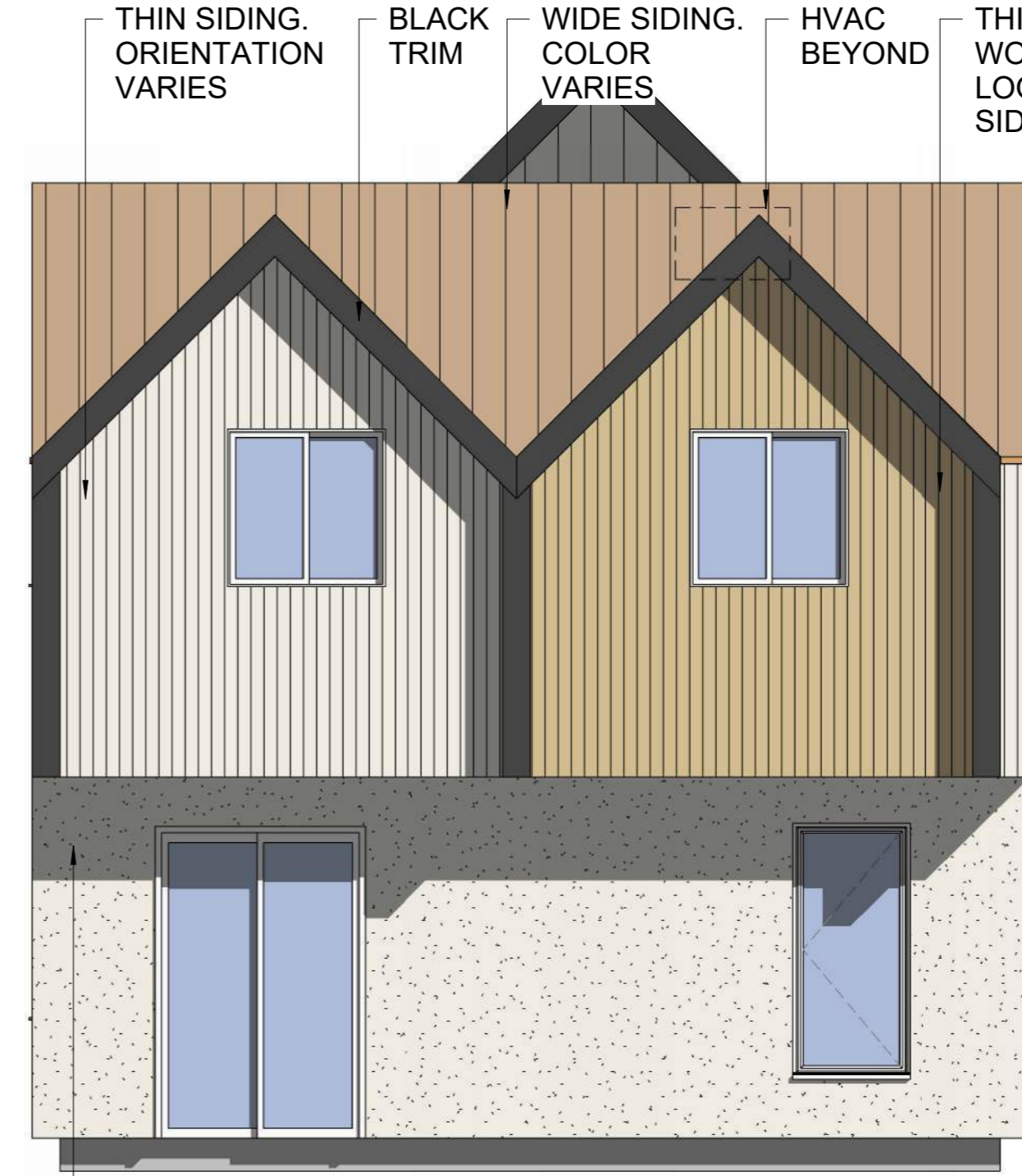
T.O. PARAPET 24' - 3"

B.O. CLG 19' - 0"

SECOND FLOOR PLAN 11' - 0"

FIRST FLOOR PLAN 0' - 0"

2 GARAGE ELEVATION
1/4" = 1'-0"



T.O. RIDGE 27' - 9"

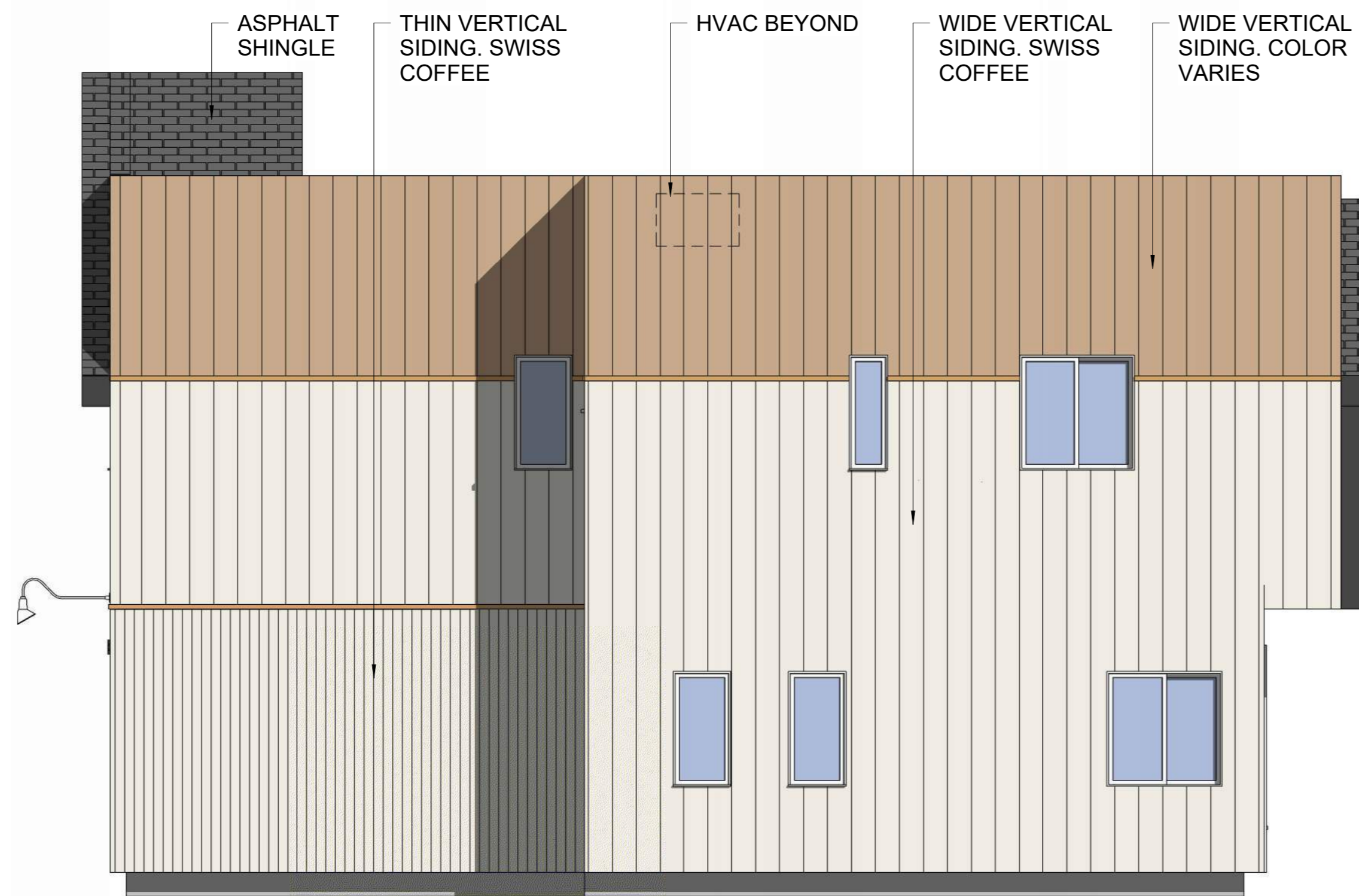
T.O. PARAPET 24' - 3"

B.O. CLG 19' - 0"

SECOND FLOOR PLAN 11' - 0"

FIRST FLOOR PLAN 0' - 0"

1 ENTRANCE ELEVATION
1/4" = 1'-0"



T.O. RIDGE 27' - 9"

T.O. PARAPET 24' - 3"

B.O. CLG 19' - 0"

SECOND FLOOR PLAN 11' - 0"

FIRST FLOOR PLAN 0' - 0"

SIDEWALK -0' - 4"

3 SIDE ELEVATION
1/4" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

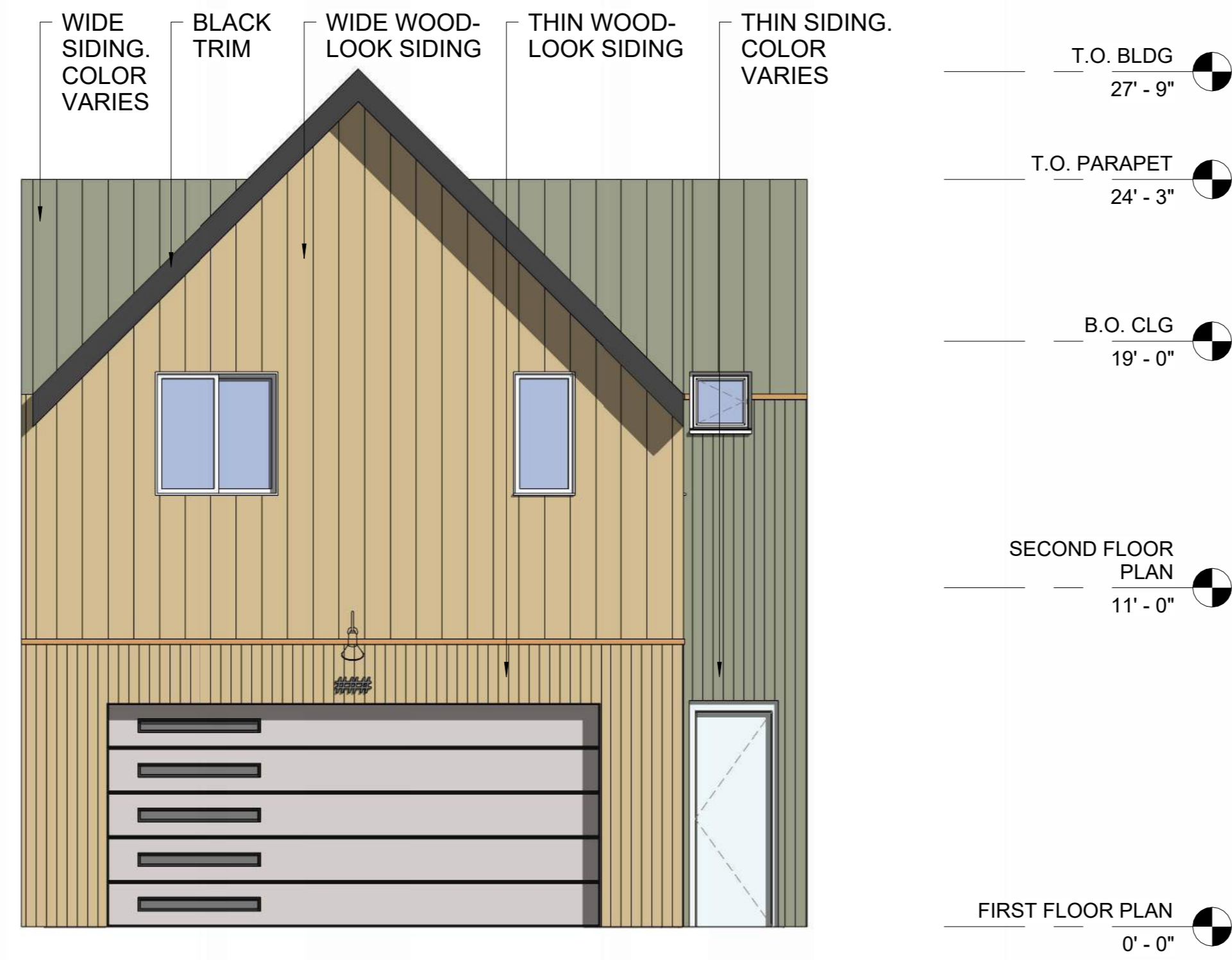
PROJECT NO: 24064
DATE: 01/26/26



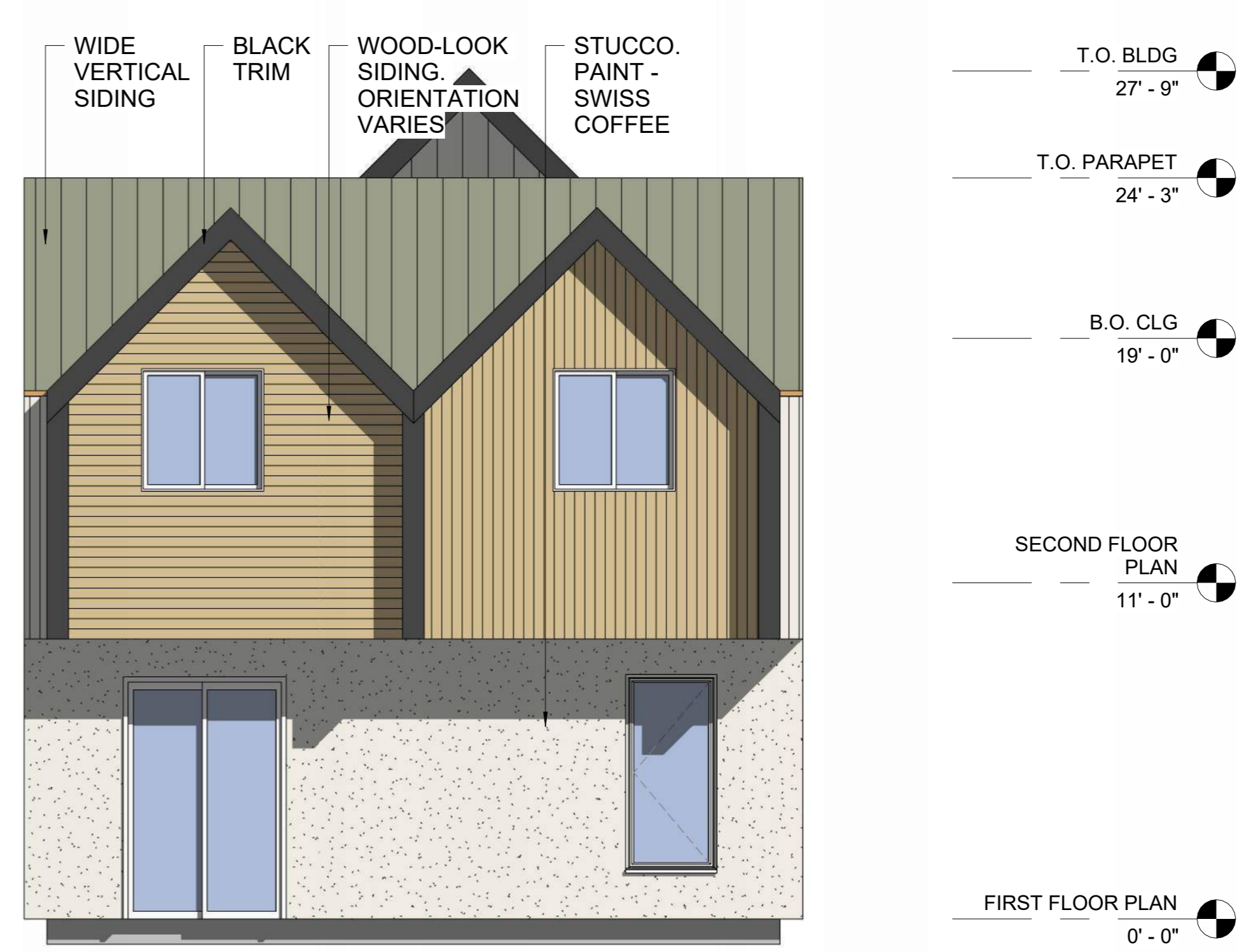
atmosphere architects
114 w main st
mesa, az 85201

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

**ELEVATIONS
A202**



2 GARAGE ELEVATION
1/4" = 1'-0"



1 ENTRANCE ELEVATION
1/4" = 1'-0"

**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

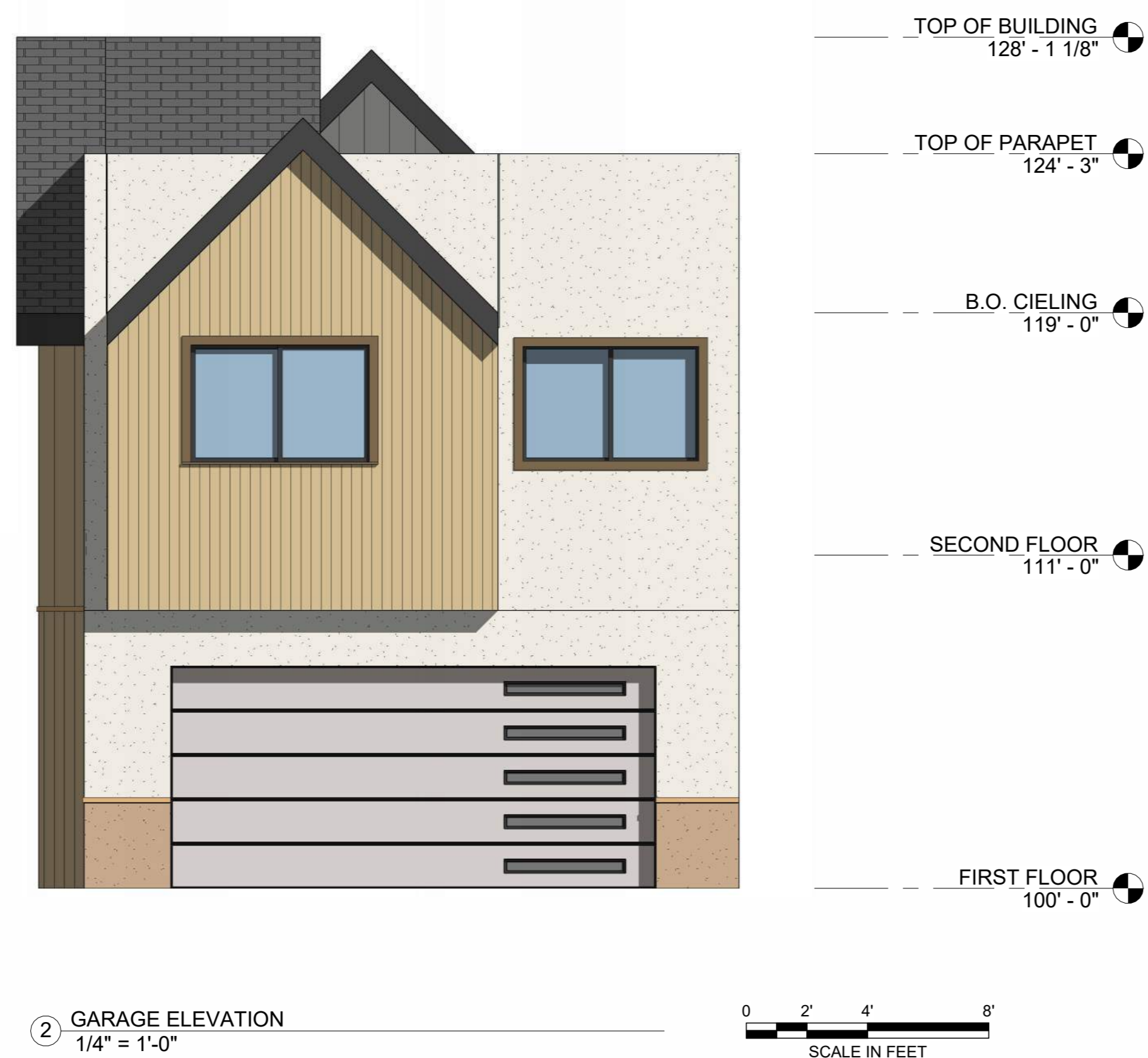
PROJECT NO: 24064
DATE: 01/26/26



atmosphere architects
114 w main st
mesa, az 85201

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

**ELEVATIONS
A203**



**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**ACACIA
TOWNHOMES**

2357 S RAINDANCE RD
APACHE JUNCTION, AZ

PROJECT NO: 24064
DATE: 01/26/26



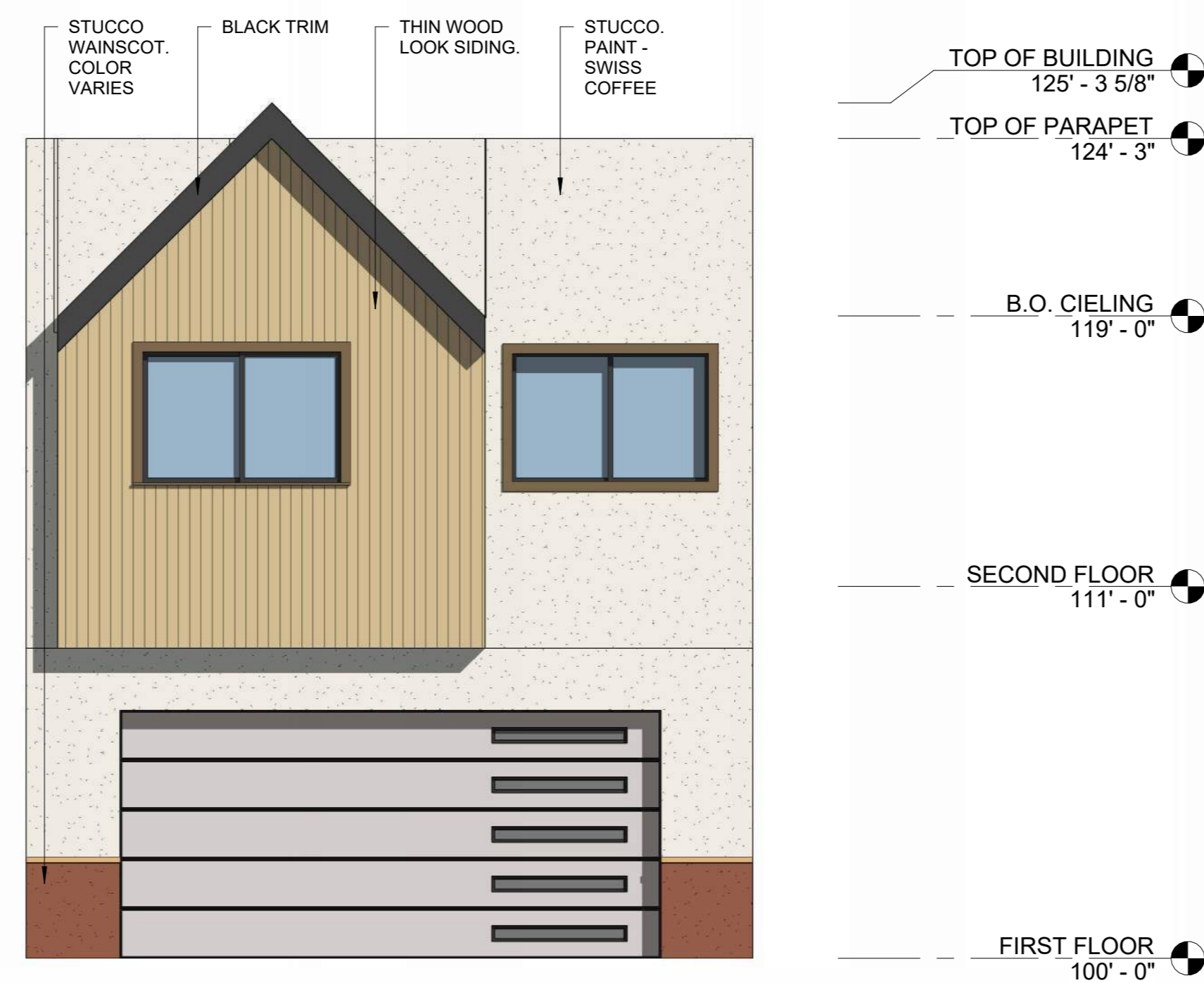
atmosphere architects
114 w main st
mesa, az 85201

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

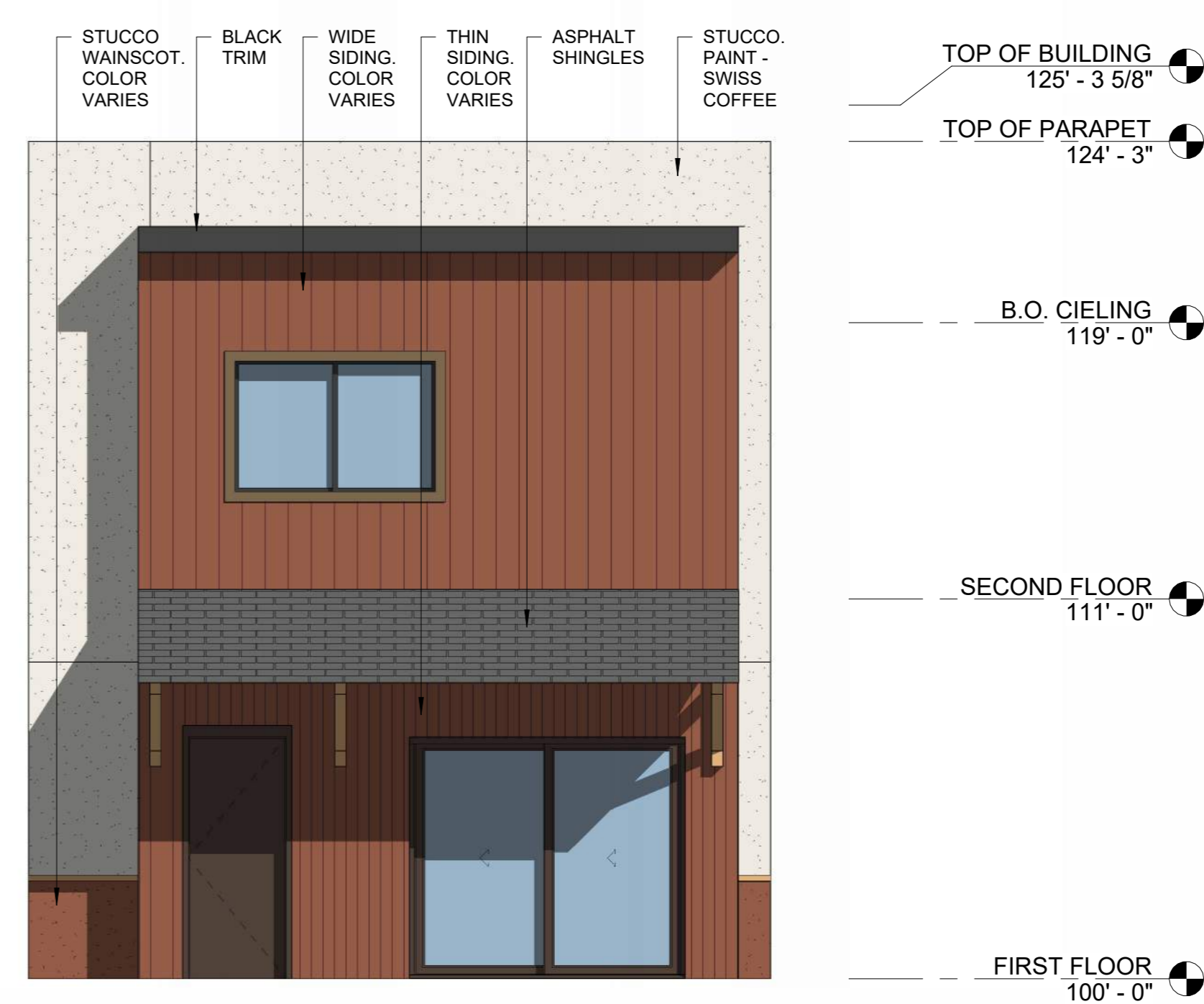
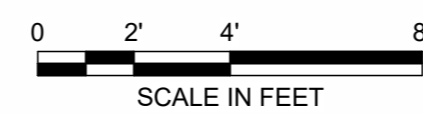
UNIT TYPE A

**2 STOREY 3 BEDROOM UNIT
STANDARD GARAGE
BUILDING ELEVATIONS**

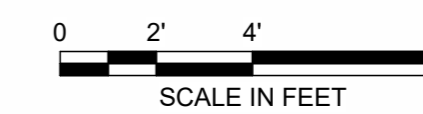
A204



② GARAGE ELEVATION
1/4" = 1'-0"



① ENTRY ELEVATION
1/4" = 1'-0"



**PRELIMINARY
NOT FOR
CONSTRUCTION**

no.	date	description

**ACACIA
TOWNHOMES**

**2357 S RAINDANCE RD
APACHE JUNCTION, AZ**

PROJECT NO: 24064
DATE: 01/26/26



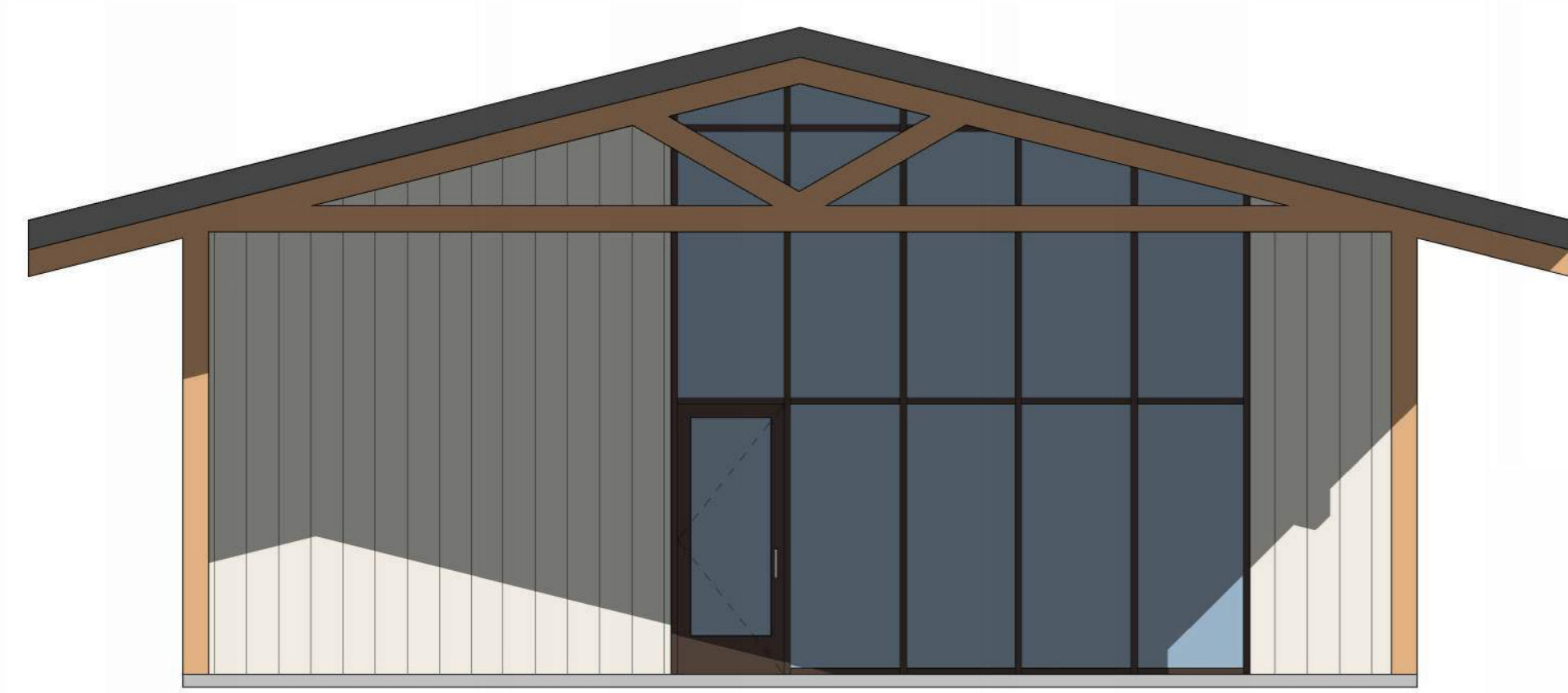
atmosphere architects
114 w main st
mesa, az 85201

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

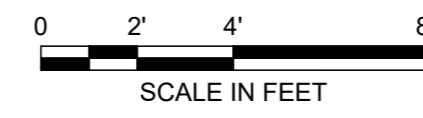
UNIT TYPE A

**2 STOREY 3 BEDROOM UNIT
STANDARD GARAGE
BUILDING ELEVATIONS**

A205



② ELEVATION EAST
1/4" = 1'-0"



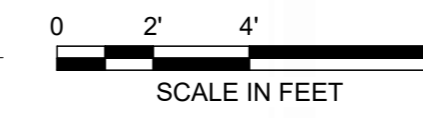
T.O. RIDGE
116' - 9 9/32"

EAVE HGT
111' - 0"

FIRST FLOOR
100' - 0"



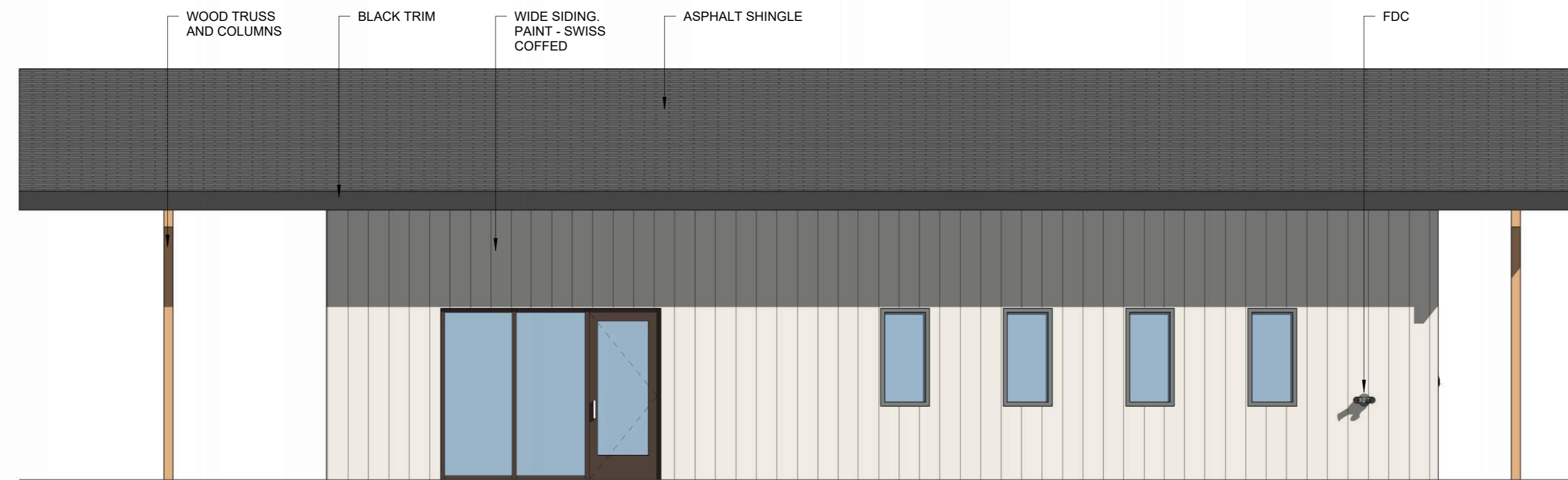
① ELEVATION WEST
1/4" = 1'-0"



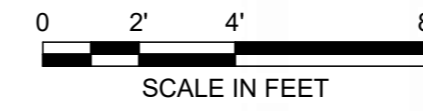
T.O. RIDGE
116' - 9 9/32"

EAVE HGT
111' - 0"

FIRST FLOOR
100' - 0"



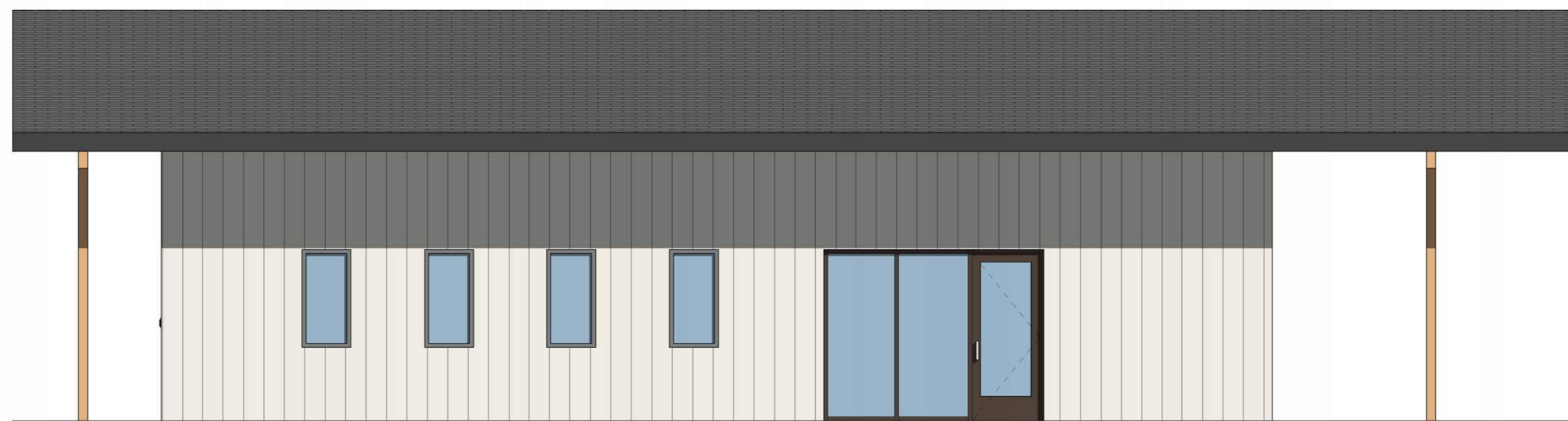
③ ELEVATION NORTH
1/4" = 1'-0"



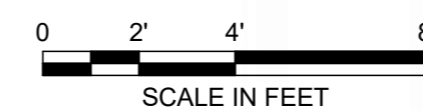
T.O. RIDGE
116' - 9 9/32"

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: 01/26/26



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

A206

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

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.

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

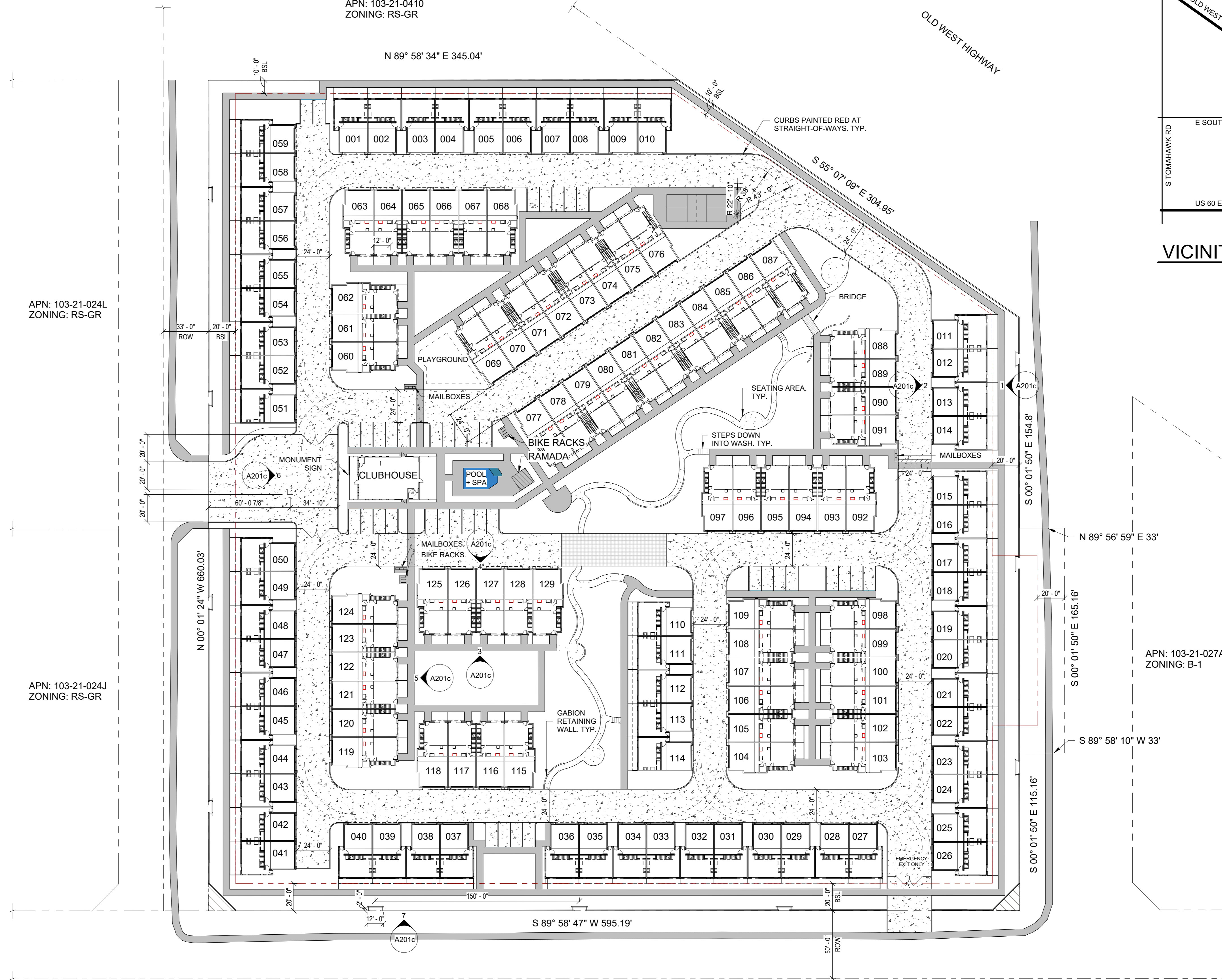
ARCHITECT
 ATMOSPHERE ARCHITECTS
 TIM BOYLE
 114 W MAIN ST
 MESA, AZ 85201
 (917) 526-0323
 TIM@ATMOSARCH.COM

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

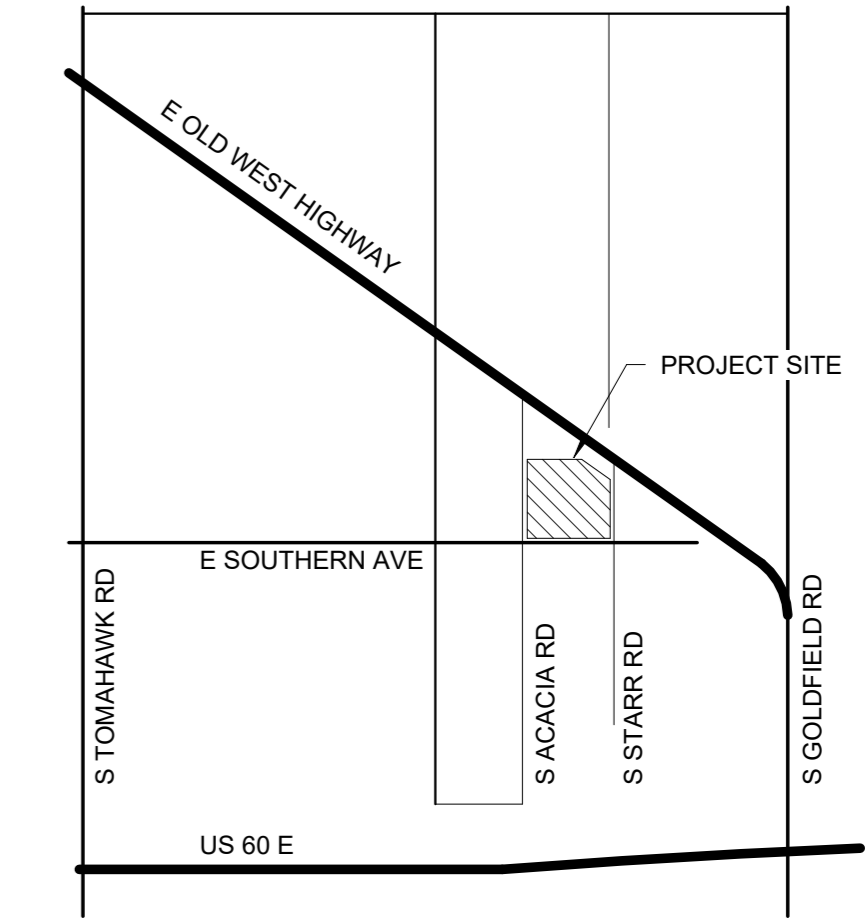
ACACIA TOWNHOMES

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

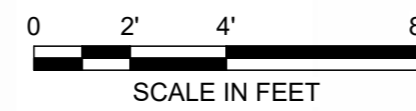
contact: Mike Hudson
 email: mike@atmosarch.com
 tel: 602.329.8384

SITE PLAN

AS101



② ELEVATION EAST
1/4" = 1'-0"



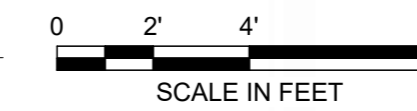
T.O. RIDGE
116' - 9 9/32"

EAVE HGT
111' - 0"

FIRST FLOOR
100' - 0"



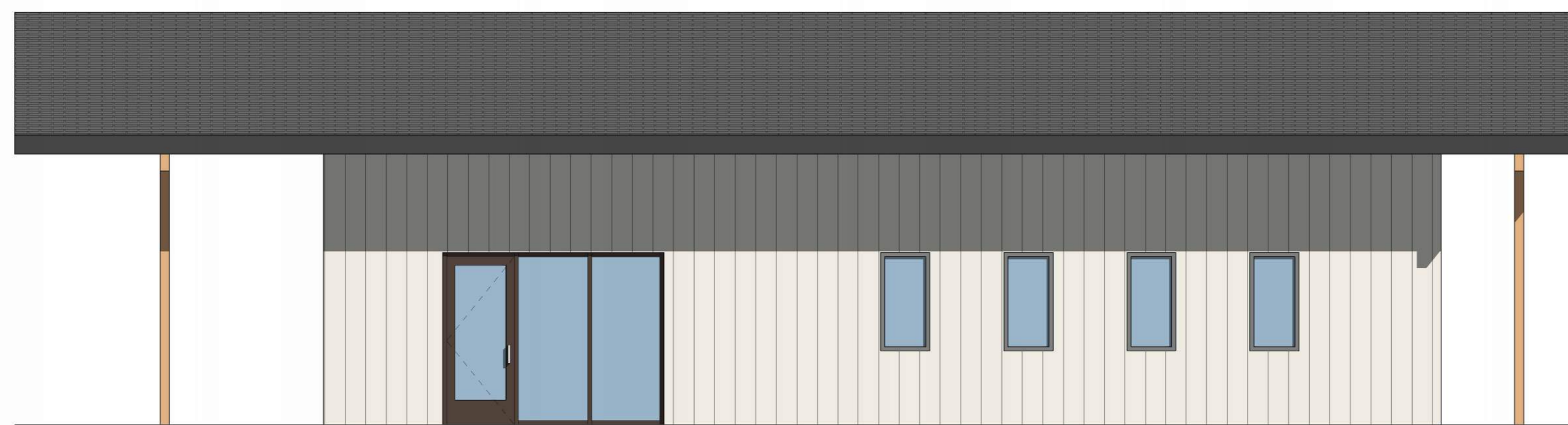
① ELEVATION WEST
1/4" = 1'-0"



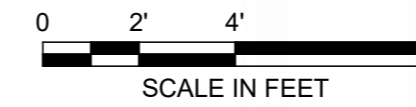
T.O. RIDGE
116' - 9 9/32"

EAVE HGT
111' - 0"

FIRST FLOOR
100' - 0"



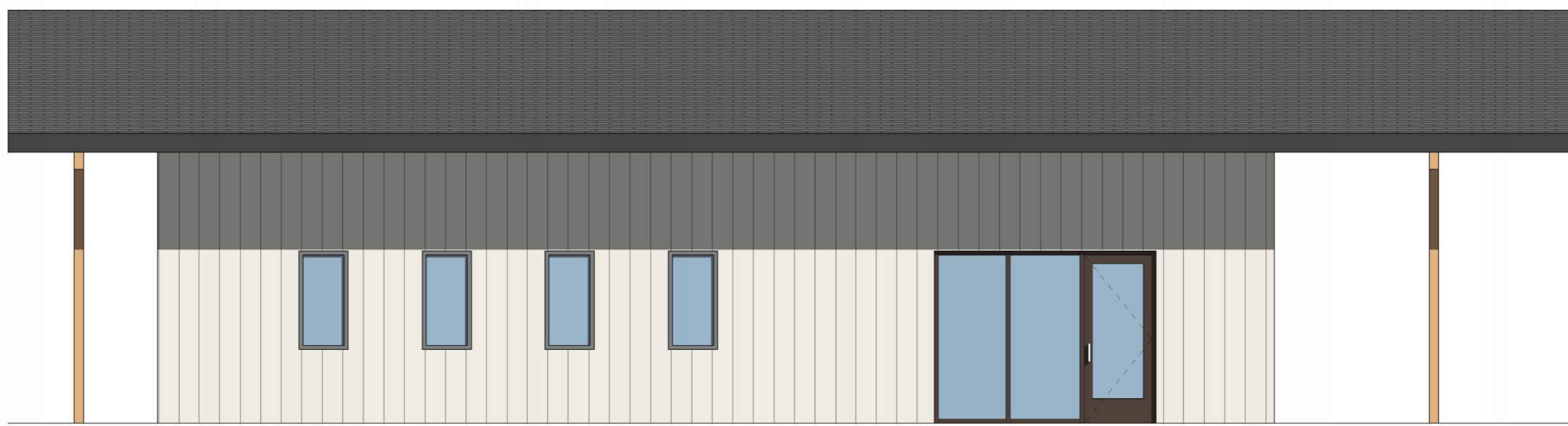
③ ELEVATION NORTH
1/4" = 1'-0"



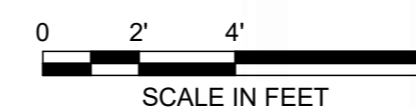
T.O. RIDGE
116' - 9 9/32"

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



④ UNIT B GARAGE
1/8" = 1'-0"



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

PRELIMINARY
 NOT FOR
 CONSTRUCTION

no.	date	description

ACACIA

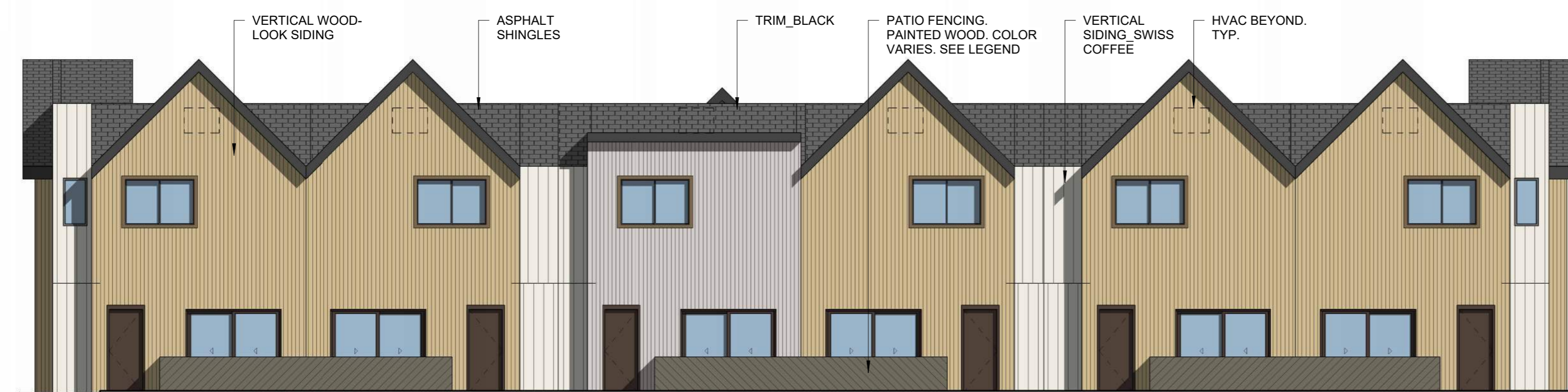
2357 S. RAINDANCE RD
 APACHE JUNCTION, AZ
 85119
 PROJECT NO: 24064
 DATE: 11/15/21



atmosphere architects
 114 w main st
 mesa, az 85201

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

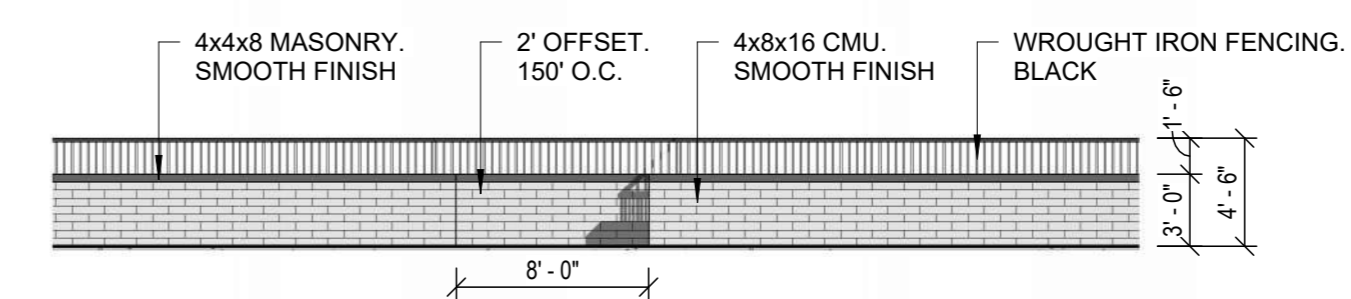
COLOR ELEVATIONS
 A201c



⑤ YARD WALL/FENCE
1/8" = 1'-0"



⑥ ENTRY SIGNAGE
1/8" = 1'-0"



⑦ PERIMETER WALL
1/8" = 1'-0"

Neighborhood Meeting Mailing List

NAP

, -

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

103230520
LAWHEAD DAVID TYLER & BROSNER 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 th 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 360-767
Susan Stine	2275 So. Cortez Rd AJ 85119	602-790-0618
Cait Stine	2270 S. Acacia Rd Anthem 85119	602-828-9323