

Ironwood Station
SEC of Ironwood Drive and Superstition Road
Public Participation Final Report
December 28, 2020

Purpose:

The purpose of this Public Participation Final Report is to provide the City of Apache Junction staff with information regarding the efforts made by the applicant to inform citizens, property owners in the vicinity, and other interested parties concerning the applicant's request to the City of Apache Junction for the following:

1. Minor General Plan Amendment from Commercial and Medium Density Residential (10 units/acre) to Higher Density Residential (40 units/acre);
2. Rezoning from B-1 & RS-20M to High Density Multiple Family Residential (RM-2) with a Planned Development Overlay (PD) to allow for the development of 96 townhomes;
3. Site Plan Approval; and
4. Preliminary Plat Approval.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Public Participation activities were the following:

Reese Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Jon Gillespie
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
jon.gillespie@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners and interested parties:

1. Public notification requirements for rezoning were met including posting the site and mailing a letter to all property owners within 300' of the subject property. Posting was completed on December 28, 2020. Mailing was completed by the City of Apache Junction.

2. A notice letter was mailed to the Apache Junction Unified School District letter on December 16, 2020.
3. An e-mail distribution list has been created with the names and email addresses of three individuals who called or emailed to inquire about the project. These persons will continue to be notified regarding future changes, if any, to the proposal.
4. A neighborhood meeting was held on December 15, 2020. Two neighboring households attended the ZOOM meeting and provided comments. A summary of the questions and comments received at the meeting, in addition to details on who attended, are attached. The notification list for the neighborhood meeting included all property owners within 300' of the subject property. A total of 34 notification letters were sent as reflected on the attached mailing list and notification map.

Public Input Received

1. Ms. Zienna Henesey, whose family owns the trailer park located at 586 and 526 N. Gold Drive, had contacted the developer previously and attended the neighborhood meeting. Ms. Henesey is planning to redevelop her property and will continue communicating on various development issues. Ms. Henesey has provided a Letter of Support which is attached to this report.
2. Mr. Adam Liberty and Mrs. Jennifer Kesner, who live at 624 N. Ironwood, attended the neighborhood meeting and voiced a concern with the building height obstructing their views. They also asked questions regarding road construction and timing of traffic lights. More details on Mr. Liberty and Mrs. Kesner's comments are provided in the neighborhood meeting summary.

Issues Addressed

1. Views from Ironwood being obstructed by two story buildings was discussed at the neighborhood meeting. Mr. Anderson proposed that the placement of the open space amenities on the southern bounds would help preserve existing mountain views.
2. The possible noise, dust and traffic disturbance caused by utility improvements in Ironwood Drive was addressed. The contact information for the developer, legal representatives and engineer were provided and assurances were made that City of Apache Junction and Pinal County requirements for construction would be met.
3. There were some concerns about the effect that additional cars in this area would have on streetlights and peak-time traffic. These concerns are being shared with the City traffic engineers and are contained in the Neighborhood Meeting Summary.
4. No other issues were raised in relation to this application.

Project Schedule:

Pre-Submittal Conference – September 24, 2020

Formal Application – November 9, 2020

Neighborhood Meeting – December 15, 2020

Follow-Up Submittal – December 16, 2020

Planning & Zoning Commission Hearing – January 12, 2021

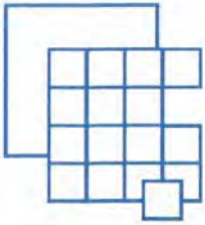
City Council Hearing – February 2, 2021

Exhibits:

1. Neighborhood Notification Letter, Map and Mailing Lists
2. Neighborhood Meeting Summary
3. Letter of Support
4. Sign Posting Photo and Affidavit
5. Public Hearing notice materials

Exhibit 1 –

Neighborhood Meeting Notice Letter, Map and Mailing List



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

NOTICE OF NEIGHBORHOOD MEETING

November 30, 2020

Case: SD-2-20 and PZ-10-20; Ironwood Station

Location: Southeast corner of Superstition Boulevard & Ironwood Drive (APN's 101-15-031A, -030A, -029, -028A, & -032)

Dear Neighbor,

Together with our client, Bela Flor Communities, we are pleased to invite you to a neighborhood meeting for a rezoning application filed with the City of Apache Junction. This application requests development approvals for the approximately 7.01 acres of vacant property located at the SEC of Superstition Boulevard & Ironwood Drive.

The request proposes development of Ironwood Station, a for-sale, residential townhome development with 96 homes including open space and amenities. A copy of the proposed site plan and an architectural rendering for the project are attached. The following describes our specific requests to the City of Apache Junction:

1. **Minor General Plan Amendment** from Commercial and Medium Density Residential (10 units/acre) to Higher Density Residential (40 units/acre);
2. **Rezoning** from B-1 & RS-20M to High Density Multiple Family Residential (RM-2) with a Planned Development Overlay (PD) to allow for the development of 96 townhomes; and
3. Approving a **Preliminary Plat**.

A neighborhood meeting has been scheduled to give property owners in this area an opportunity to meet with the applicant and learn more about the proposed project. To meet the social distancing standards during the COVID-19 environment, the neighborhood meeting will be held electronically via ZOOM. The virtual neighborhood meeting will be held at the date and time below:

DATE: Tuesday, December 15, 2020 TIME: 6:00 p.m.

If you wish to participate in the neighborhood meeting, please call our office or send an email request to Jon Gillespie at jon.gillespie@pewandlake.com no later than 5:00 p.m. on the day of the meeting and you will be provided with a convenient link and security code to access the

meeting via the internet and/or telephone. The link to access the meeting is also available here: <https://us02web.zoom.us/j/83418089679?pwd=QThoaWxGUETyZEdwNWpVWG5ZSzg3UT09>. Alternatively, either Jon or I will be happy to discuss the proposed project and our request with you via telephone or email.

During the online meeting, you will be permitted to ask questions and provide comments. If you have any questions regarding this matter prior to or after the neighborhood meeting, you can contact myself or Jon via telephone or email.

As we proceed through the minor general plan amendment and rezoning procedure, there will be future public hearings before the City of Apache Junction's Planning and Zoning Commission and City Council. When any formal hearing date is known, the property will be posted and those who attend the neighborhood meeting and provide their contact information will also be notified.

If you have any questions regarding this matter prior to this neighborhood meeting, please contact me or Jon Gillespie at our office at (480) 461-4670. You may also contact Mr. Sidney Urias, Senior Planner with the City of Apache Junction's Planning Division at (480) 474-5087.

Sincerely,



Reese L. Anderson
PEW & LAKE, PLC

KOBERNA MARY R
511 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

PALACIOS NOEL & ANGELICA M...
579 N GOLD DR
APACHE JUNCTION, AZ 85120

710 NORTH IRONWOOD DR LL...
710 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

COLSON DARICK A
486 N GOLD DR
APACHE JUNCTION, AZ 85120

GOLDWATER PROPERTY LLC
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

AZ SIMPLE HOME SOLUTIONS
7350 E STETSON DR
SCOTTSDALE, AZ 85251

TOBLER REMI & SAMANTHA
6844 S TUCANA LN
GILBERT, AZ 85298

BUNGAY FREDDIE L
526 N GOLD DR APT H-1
APACHE JUNCTION, AZ 85120

AZ SIMPLE HOME SOLUTIONS
7350 E STETSON DR
SCOTTSDALE, AZ 85251

RAMPAT RAELEEN
517 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

NORDLOW RICHARD W
PO BOX 1533
TONTON BASIN, AZ 85553

TROTTER JEFF D & THORA A
9121 E GRANDVIEW DR
MESA, AZ 85207

WINDON AARON MATTHEW
21263 E AVENIDA DEL VALLE
SAN TAN VALLEY, AZ 85142

LIBERTY ANDREW P & KESNER...
624 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

APACHE JUNCTION PROPERTY...
6909 E GREENWAY PKWY SUIT...
SCOTTSDALE, AZ 85254

SAGGIO JOHN
543 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

GOLDWATER PROPERTY LLC
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

BRO RETAIL ENTERPRISES INC
14644 N 74TH ST STE 101
SCOTTSDALE, AZ 85260

BUNGAY FREDDIE L & MARILO...
526 N GOLD DR APT H-1
APACHE JUNCTION, AZ 85120

ESPINOZA MARIO ZAVALA
MAIL RETURN
,

BRO RETAIL GROUP INC
14644 N 74TH ST STE 101
SCOTTSDALE, AZ 85260

FAST MICRO LLC
6730 E MCDOWELL RD #136
SCOTTSDALE, AZ 85257

APACHE JUNCTION PROPERTY...
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

HUSER JOHN TR
1237 W DADE 92
GOLDEN CITY, MO 64748

BAILEY SEAN
PO BOX 6731
APACHE JUNCTION, AZ 85178

MOERKERKE GEORGE A & BEV...
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

HUSER CHARLOTTE
1237 W DADE 92
GOLDEN CITY, MO 64748

OWENS BRIAN R & KATHLEEN ...
575 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

RICHARDS MARY ELIZABETH
675 N GOLD DR
APACHE JUNCTION, AZ 85120

ARZAGA ALBERTO B III & SARA...
1438 W SUPERSTITION BLVD
APACHE JUNCTION, AZ 85120

APACHE ONE
9891 E CELTIC DR
SCOTTSDALE, AZ 85260

CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119

KOBERNA MARY R TR
511 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

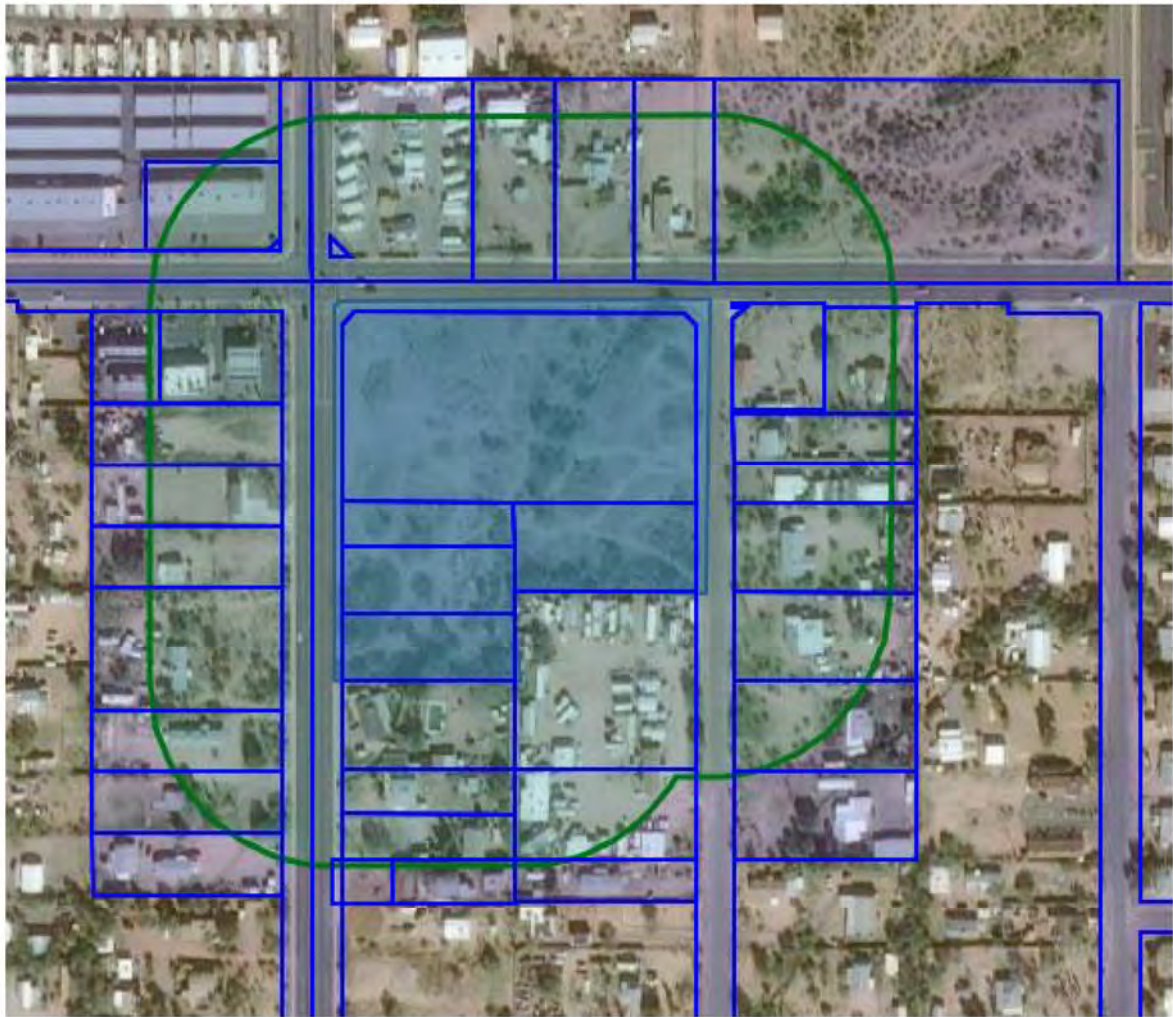
SPAULDING SAMUEL E & MICH...
1476 W SUPERSTITION BLVD
APACHE JUNCTION, AZ 85120

APACHE JUNCTION SELF STOR...
1001 G ST STE 209
SACRAMENTO, CA 95814

APACHE JUNCTION SELF STOR...
1001 G ST STE 209
SACRAMENTO, CA 95814

WYNN GUY A
556 CHEROKEE DR S
WALESKA, GA 30183

STRUCTURE PROPERTY MGM...
4640 E MINERAL RD
PHOENIX, AZ 85044



**Exhibit 2 –
Neighborhood Meeting Summary**

Ironwood Station Neighborhood Meeting Summary

December 16, 2020 at 6 pm

Online ZOOM Meeting with Videochat and Call-in

Meeting began at 6:01 pm

A total of 2 neighborhood households (Zienna Henesey (586 N Gold Dr) and Jennifer Kesner & Adam Liberty (624 N Ironwood Dr)) attended in addition to Reese Anderson and Jon Gillespie (Pew & Lake, PLC), Hudd Hassell (Bela Flor Communities), Taylor Woods (Woods Associates Architects) and Brian Nicholls (EPS Group).

Mr. Anderson waited to ensure attendees were able to logon before beginning a PowerPoint Presentation where ZOOM Videochat participants could view a slideshow in conjunction with Mr. Anderson's verbal presentation. See PowerPoint Slides attached to this summary.

Mr. Anderson made introductions.

Mr. Anderson explained the project and plans for the proposed development, including the following:

- Existing land use and context for the site and surrounding area.
- Details about the proposed use.
- Detail about project design, height, development, circulation and parking.

After Mr. Anderson discussed the details of the project with the neighbors, he allowed questions and comments from all present.

Verbal questions and comments by attendees were addressed at the end of the formal presentation around 6:10.

The questions and comments are encapsulated below with *answers* provided by Mr. Anderson, Mr. Hassell or Mr. Nicholls summarized in red italics:

- 1) Will this be two stories? *Yes, two story units with garages on ground floor.*
- 2) I think the elevations look nice and I am excited to see the development happen next to my property. *Comment acknowledged.*
- 3) Will there be a wall on the property line? *Yes, the wall directly south of the amenity area will remain as currently in place but the southern boundary next to 586 N Gold Dr will have a newly constructed wall. The street placement and amenity area add an additional buffer on the south.*

- 4) We are highly opposed to a two-story building. A two-story building will obstruct our view of the mountains. We want to keep this view. *Comment acknowledged and we will analyze how buildings are being placed across Ironwood Drive near your property. Unfortunately, you do not have a view easement to enforce on these properties.*
- 5) While we do not like the two-story buildings, we are happy to see this lot cleaned up and developed. We have had issues with homeless persons on this lot before. *Comment acknowledged.*
- 6) We are concerned about the noise and dust during construction. We used to live in Mesa and there was a commercial development which went in adjacent to our home and there were big issues with noise and dust control. The contractors would work from 5-11pm to avoid looking bad to the City of Mesa inspectors who came during the day. This site will need to be graded, what are the hours of construction and mitigation efforts? *The contractors on site will be bound to follow Maricopa County and City of Apache Junction rules regarding noise, hours, dust, etc. there are serious fines in place for violating these ordinances. If there are ever any issues, you have the developer or representatives phone numbers, give us a call and we will be sure to resolve.*
- 7) The project shows as 96 townhomes now, how can the effect of 100-200 extra cars being added be mitigated? Are there any turn lanes proposed? Are there going to be changes to the traffic light signal patterns? *The City traffic engineering department has not determined that additional dedicated turn lanes are warranted. We will be sure to pass on the comments that the traffic light signals should be analyzed in this area and updated as needed.*
- 8) The traffic light at Ironwood and Superstition is really bad and needs its timing fixed. *Comment acknowledged. We will pass this information on to the City engineer.*
- 9) How is the additional water and sewer needs handled? *The City engineer has determined that there is capacity for the addition of this development.*
- 10) Is the street going to be dug up? *Multiple trenches will be cut half-way into the street to complete sewer and water connections. This construction typically takes 2-3 weeks and construction crews will be required to keep driveways to existing properties open. This work will be done by Bela Flor and you can contact us if there are any issues.*
- 11) I wholeheartedly approve of the development, it will be a dramatic improvement to the area. I warn you to be aware of the pedestrians coming from the southern properties. *Comment acknowledged.*

Meeting concluded at 6:40 pm

Summary Prepared by Jon Gillespie on December 16, 2020

Ironwood Station

SEC of Ironwood Drive and Superstition Boulevard
Apache Junction, AZ

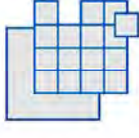
Neighborhood Meeting

November 15, 2020

Development Team

- **Reese Anderson & Jon Gillespie (Pew & Lake; Legal Representation)**

- Reese.Anderson@pewandlake.com
- Jon.Gillespie@pewandlake.com
- 480-461-4670



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

- **Hudd Hassell (Bela Flor Communities; Developer)**

- Hudd@Belaflor.com
- 480-553-7236



- **Brian Nicholls (EPS Group; Civil Engineering)**

- **Fred Woods (Woods Associates Architects; Architect)**



Online Meeting - Best Practices

- Utilize the chat function to submit questions during the presentation
- Verbal Questions will be allowed at the end of the presentation
- Remain muted until called on by presenter
- Be patient
- Be civil
- For technical issues call or text Jon at 480-271-6287

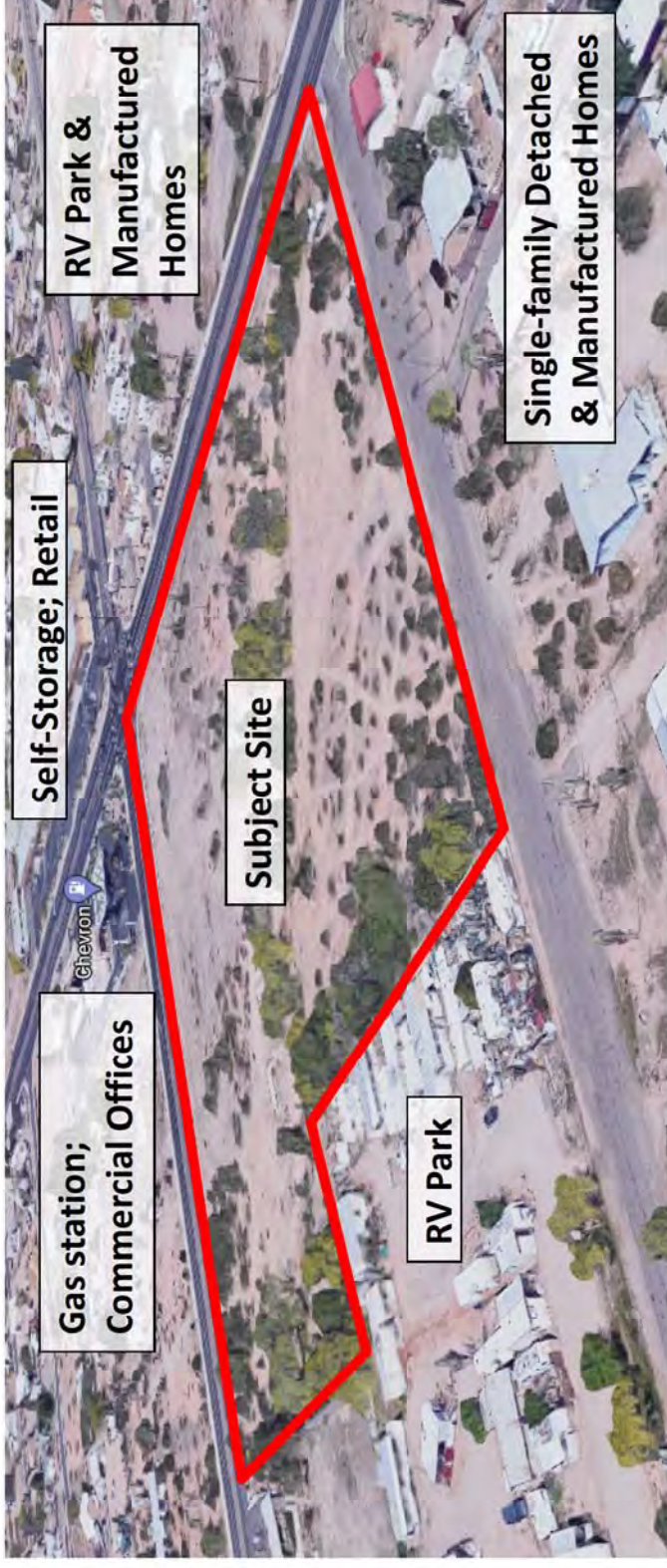
Aerial & Vicinity Map

- 7.01 acres
(total site)

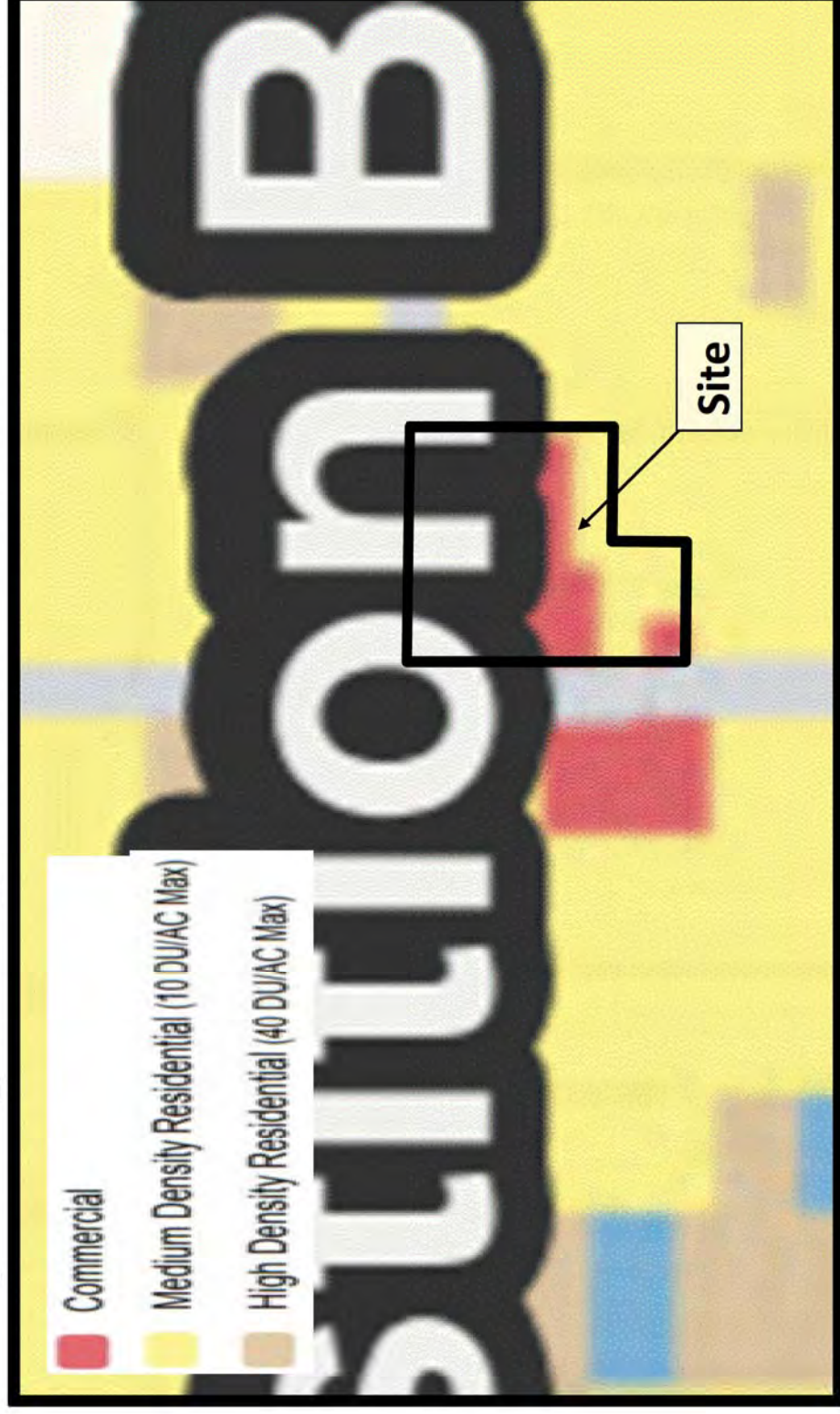


Land Use Aerial Context

- Current Zoning:
B-1 (General Commercial) &
RS-20M (Residential)
- Proposed Zoning:
RM-2 PD (Multi-family Residential with Planned Development)



City of Apache Junction General Plan Map



City of Apache Junction Zoning Map



City of Apache Junction Zoning Map (Proposed)



Specific Requests to the City of Apache Junction

- **Minor General Plan Amendment from Commercial and Medium Density Residential (10 units/acre) to Higher Density Residential (40 units/acre)**
- **Rezoning from B-1 & RS-20M to High Density Multiple Family Residential (RM-2) with a Planned Development Overlay (PD) to allow for the development of 96 townhomes**
- **Site Plan Approval**
- **Preliminary Plat Approval**

Site Plan

- 7.01 acres (total site)
- 96 townhomes
- 2.28 acres open space (32.6% of total site)
- 231 Total Parking Spaces (2.42 spaces/home)
 - 39 Guest Spaces
- Pedestrian Connections



Amenity Area

3 POOL

4 POOL CABANA

5 OUTDOOR LOUNGE

6 PLAY STRUCTURE

7 LARGE DOG PARK

8 SMALL DOG PARK



Building Elevations

- Contemporary Style
- Materials: Stucco system, painted metal panels, cement board siding, and custom metal awning
- Maximum 6 townhomes per building



Building Elevations



Building Elevations

- Contemporary Style
- Materials: Stucco system, painted metal panels, brick veneer and custom metal awning
- Maximum 6 townhomes per building



Building Elevations



Anticipated Upcoming Schedule

- Pre-Application Conference with City of Apache Junction Civil, Traffic, Fire & Planning Reviewers – *September 24, 2020*
- Neighborhood Meeting – *December 15, 2020*
- Planning & Zoning Commission Hearing – *January 12, 2020*
- City Council Hearing – *February 2, 2020*

Thank You

QUESTIONS?

Exhibit 3 –

Letter of Support

December 19, 2020
Kelsey Schattnik
Planner
City of Apache Junction
300 E. Superstition Blvd.
Apache Junction, AZ 85119

Re: Letter of Support for Ironwood Station,
Case Nos. PZ-10-20 and SD-2-20

Dear Ms. Schattnik,

My family is the current owner of the property located at 586 and 526 N. Gold Dr., directly south of the Ironwood Station development proposed by Mr. Hudd Hassell and Bela Flor Communities. We are also in the process of redeveloping our property, which is currently a trailer park. My family and I are looking forward to the support of Bela Flor and others to help clean up this area to develop high-quality projects, as Mr. Hassell and I will further discuss due to the location of our property.

We attended the neighborhood meeting in Zoom on December 16, 2020 the Ironwood Station development offers opportunities for homeownership, which is what is needed for this vacant property that appears to be a dumping ground and homeless campsite. We feel Ironwood Station will complement the existing uses with the city of Apache Junction and help spur our development and other future developments in this area.

We are in support of the proposal as discussed in the Zoom meeting, Case Nos. PZ-10-20 and SD-2-20 for the property.

Sincerely,



Zienna Henesey

586 and 526 N. Gold Dr.
Apache Junction, AZ 85120

Exhibit 4 –


Sign Posting Photo and Affidavit

Exhibit H:

Affidavit for Posting Notice

Case Number SD-2-20 and PZ-10-20
Project Name Ironwood Station
Project Location SEC Ironwood Drive and Superstition Blvd.
Site Posting Date December 28, 2020
Applicant Name Jon Gillespie, Pew & Lake, PLC
Agent Name Meghan Liggett
Sign Company Name Dynamite Signs
Applicant Phone Number 480-461-4670
Applicant Email jon.gillespie@pewandlake.com

I confirm that the site has been posted by me or my agent for the case listed above as required by the City of Apache Junction and a photo and/or map of the sign posting location on the property is attached.

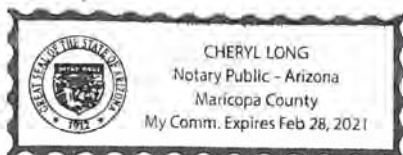
Applicant Name Jon Gillespie
Applicant Signature 
Date of Sign Posting December 28, 2020

STATE OF ARIZONA)
) ss.
COUNTY OF PINAL)

Acknowledged and sworn to before me this 28th day of December
2020.


(NOTARY PUBLIC)

My Commission Expires: 2/28/2021



City of Apache Junction Public Notice
REZONING PUBLIC HEARING

PLANNING AND ZONING COMMISSION:

DATE: 1/12/2021 TIME: 7:00 P.M.

CITY COUNCIL:

DATE: 2/02/2021 TIME: 7:00 P.M.

CASE #: SD-2-20 and PZ-10-20

APPLICANT: Reese Anderson Pew & Lake, PLC

PHONE: 480-461-4670

PLACE: Apache Junction City Council Chambers

300 E. SUPERSTITION BLVD.

APACHE JUNCTION, AZ 85119

REQUEST: Minor General Plan Amendment, Rezoning, and Preliminary Plat Approval to allow for the development of 96 townhomes with amenities.

CITY CLERK: Kelsey Schattnik
FOR INFORMATION CALL

PLANNING OFFICE 480-474-5833

12/28/20 07:11:33

City of Apache Junction Public Notice
REZONING PUBLIC HEARING

PLANNING AND ZONING COMMISSION:

DATE: 1/12/2021 TIME: 7:00 P.M.

CITY COUNCIL:

DATE: 2/02/2021 TIME: 7:00 P.M.

CASE #: SD-2-20 and PZ-10-20

APPLICANT: Reese Anderson Pew & Lake, PLC

PHONE: 480-461-4670

**PLACE: Apache Junction City Council Chambers
300 E. SUPERSTITION BLVD.
APACHE JUNCTION, AZ 85119**

**REQUEST: Minor General Plan Amendment, Rezoning, and
Preliminary Plat Approval to allow for the development of
96 townhomes with amenities.**

**CITY CLERK: Jennifer Pena
FOR INFORMATION CALL**

PLANNING OFFICE 480-474-5083

12/29/20 16:26:09

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with Apache Junction's posting requirements for Case # SD-2-20 and Z-10-20 , located Southeast corner of Ironwood and Superstition, on December 28th, 2020.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 28th day of December, 2020, by Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-28-2024



Exhibit 5 –

Additional Public Hearing Notice Materials



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

School District Notification

December 16, 2020

Dr. Krista Anderson
Superintendent
Apache Junction Unified School District #43
1575 W. Southern Avenue
Apache Junction, AZ 85120

Dear Dr. Anderson,

This letter is being sent to you pursuant to the City of Apache Junction Planning and Development Department School District Notification Policy for General Plan designation and zoning classification changes.

Please be advised that our client, Bela Flor Communities, is applying for a zoning change that would allow the development of Ironwood Station, a for-sale, residential townhome development with 96 homes including open space and amenities. The location of the approximately 7.01 acre site is the southeast corner of Superstition Boulevard & Ironwood Drive (APN's 101-15-031A, -030A, -029, -028A, & -032)

A copy of the proposed site plan for the project is attached. The following describes our specific requests to the City of Apache Junction:

1. Minor General Plan Amendment from Commercial and Medium Density Residential (10 units/acre) to Higher Density Residential (40 units/acre);
2. Rezoning from B-1 & RS-20M to High Density Multiple Family Residential (RM-2) with a Planned Development Overlay (PD) to allow for the development of 96 townhomes; and
3. Approving a Preliminary Plat.

If you have any questions regarding this proposed development, please contact me at (480) 461-4670 or jon.gillespie@pewandlake.com.

Sincerely,

Jon C. Gillespie
PEW & LAKE, PLC

[illegible]

GROUNDCOVERS		COMMON NAME	SIZE
④	<i>Cornus alternifolia</i>	Spice-Swapping Cherry	1 Gal
④	<i>Erigeron philadelphicus</i>	Chambers' Daisy	1 Gal
④	<i>Lonicera axillaris</i>	Twining Purple Lonicera	1 Gal
④	<i>Lonicera x 'Yellow Gold'</i>	Twining Yellow Lonicera	1 Gal
④	<i>Monarda 'New York'</i>	Flowering Monarda	1 Gal

Color	Chemical	Medium	Soil
	Cyanine Acrylate Polymer		
	Decomposed Cyanine Cyanine Acrylate Polymer (CMA)	34" Scrambled in Graph. 14"	

1000

PLANT COUNT	
TREES	184
SHRUBS	1530

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 105–112

OUTDOOR LIGHTING NOTE:
Outdoor site lighting location and programming to be designed during the construction document phase and shall reflect City staff recommendations. Pano lighting shall be incorporated into select locations with resident's safety and comfort in mind during the construction phase.

Ironwood Station
SEC of Ironwood Drive and Superstition Road
Public Participation Plan
November 9, 2020

Purpose:

The purpose of the Public Participation Plan is to provide the City of Apache Junction staff with information regarding the efforts planned to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's request to the City of Apache Junction for the following:

1. Minor General Plan Amendment from Commercial and Medium Density Residential (10 units/acre) to Higher Density Residential (40 units/acre);
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By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

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Pew & Lake, PLC.
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Mesa, AZ 85204
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Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. Public notification requirements for rezoning will be met including posting of the site and mailing a letter to 1) all property owners within 300' of the subject property. Additionally,

the Apache Junction Unified School District and any other interested parties will be notified.

2. An e-mail distribution list will be collected with the names and email addresses of any individuals who calls or emails to inquire about the project in an effort to have continued dialogue regarding changes, if any, to the proposal.
3. Given the COVID-19 environment and as requested by staff, a neighborhood meeting, either virtual or in-person, can be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 300' of the subject property. Additionally, the Apache Junction Unified School District and any other interested parties will be notified. A total of 34 notification letters would be anticipated to be sent as reflected on the attached mailing list and notification map.
4. If a neighborhood meeting is not requested to be held then project information can be sent to neighbors via mailed letter.

Project Schedule:

Pre-Submittal Conference – September 24, 2020

Formal Application – November 9, 2020

Neighborhood Meeting – TBA, if necessary

Follow-Up Submittal - TBA

Planning & Zoning Commission Hearing - TBA

City Council Hearing - TBA

Exhibit D: Information for Mailing Labels Continued

I/We, JON GILLESPIE, PEW & LAKE, PLLC, ON BEHALF OF THE PROPERTY OWNER,

hereby certify that this is a complete list of property owners within 300 feet of the property proposed for rezoning or other permit approval as obtained from the Pinal County Assessor's Office on: (date obtained)

NOVEMBER 2, 2020

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

JON GILLESPIE, PEW & LAKE, PLLC
Property Owner Name APPLICANT

[Signature]
Signature

1744 S. VAL VISTA DR. #217
Street Address

MESA, AZ 85204
City, State, Zip

480-461-4670
Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Agent Name

Signature

Street Address

City, State, Zip

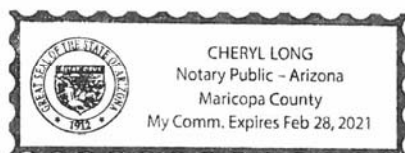
Telephone

STATE OF ARIZONA)

) SS

COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this 2nd day of November, 2020.



Cheryl Long
Notary Public

My Commission Expires: 2/28/2021

KOBERNA MARY R
511 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

PALACIOS NOEL & ANGELICA M...
579 N GOLD DR
APACHE JUNCTION, AZ 85120

710 NORTH IRONWOOD DR LL...
710 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

COLSON DARICK A
486 N GOLD DR
APACHE JUNCTION, AZ 85120

GOLDWATER PROPERTY LLC
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

AZ SIMPLE HOME SOLUTIONS
7350 E STETSON DR
SCOTTSDALE, AZ 85251

TOBLER REMI & SAMANTHA
6844 S TUCANA LN
GILBERT, AZ 85298

BUNGAY FREDDIE L
526 N GOLD DR APT H-1
APACHE JUNCTION, AZ 85120

AZ SIMPLE HOME SOLUTIONS
7350 E STETSON DR
SCOTTSDALE, AZ 85251

RAMPAT RAELEEN
517 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

NORDLOW RICHARD W
PO BOX 1533
TONTON BASIN, AZ 85553

TROTTER JEFF D & THORA A
9121 E GRANDVIEW DR
MESA, AZ 85207

WINDON AARON MATTHEW
21263 E AVENIDA DEL VALLE
SAN TAN VALLEY, AZ 85142

LIBERTY ANDREW P & KESNER...
624 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

APACHE JUNCTION PROPERTY...
6909 E GREENWAY PKWY SUIT...
SCOTTSDALE, AZ 85254

SAGGIO JOHN
543 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

GOLDWATER PROPERTY LLC
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

BRO RETAIL ENTERPRISES INC
14644 N 74TH ST STE 101
SCOTTSDALE, AZ 85260

BUNGAY FREDDIE L & MARILO...
526 N GOLD DR APT H-1
APACHE JUNCTION, AZ 85120

ESPINOZA MARIO ZAVALA
MAIL RETURN
,

BRO RETAIL GROUP INC
14644 N 74TH ST STE 101
SCOTTSDALE, AZ 85260

FAST MICRO LLC
6730 E MCDOWELL RD #136
SCOTTSDALE, AZ 85257

APACHE JUNCTION PROPERTY...
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

HUSER JOHN TR
1237 W DADE 92
GOLDEN CITY, MO 64748

BAILEY SEAN
PO BOX 6731
APACHE JUNCTION, AZ 85178

MOERKERKE GEORGE A & BEV...
6909 E GREENWAY PKWY STE ...
SCOTTSDALE, AZ 85254

HUSER CHARLOTTE
1237 W DADE 92
GOLDEN CITY, MO 64748

OWENS BRIAN R & KATHLEEN ...
575 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

RICHARDS MARY ELIZABETH
675 N GOLD DR
APACHE JUNCTION, AZ 85120

ARZAGA ALBERTO B III & SARA...
1438 W SUPERSTITION BLVD
APACHE JUNCTION, AZ 85120

APACHE ONE
9891 E CELTIC DR
SCOTTSDALE, AZ 85260

CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119

KOBERNA MARY R TR
511 N IRONWOOD DR
APACHE JUNCTION, AZ 85120

SPAULDING SAMUEL E & MICH...
1476 W SUPERSTITION BLVD
APACHE JUNCTION, AZ 85120

APACHE JUNCTION SELF STOR...
1001 G ST STE 209
SACRAMENTO, CA 95814

APACHE JUNCTION SELF STOR...
1001 G ST STE 209
SACRAMENTO, CA 95814

WYNN GUY A
556 CHEROKEE DR S
WALESKA, GA 30183

STRUCTURE PROPERTY MGM...
4640 E MINERAL RD
PHOENIX, AZ 85044