



Planning Staff Report

DATE: May 18, 2017

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director

PRESENTED BY: Paul Whalen, Senior Planner

SUBJECT: **GENERAL PLAN AMENDMENT (GPA) GPA17-01 AND REZONING (ZON) APPLICATION ZON17-01: STONEHAVEN – 9050 WEST CAMELBACK ROAD**

REQUESTS:

- 1) Amend the General Plan Land Use Map to establish a 35.4-acre medium-high density residential site on the southeast corner of Bethany Home Road and 91st Avenue (Parcel #2), and a 28.6-acre medium-high density residential site (Parcels # 8 & 11) on the northeast corner of Camelback Road and 91st Avenue. The applicant proposes amending the General Plan to medium-high residential for 64 total acres of medium density residential.
- 2) Rezone 363.4 acres of the StoneHaven PAD residential parcels to allow for an additional 231 lots by increasing the number of residential planning parcels to 20 from 11. This modification would increase the proposed number of dwelling units to 1,392 units from the current 1,161. Furthermore, the proposal adds three new PAD zoning classifications (SHD-4 PAD, SHD-4.5 PAD and SHD-6 PAD) to the PAD for a total of five zone districts. The rezoning proposal retains zoning districts SHD-5 PAD and SHD-7 PAD but removes the SHD-8 PAD zone district. Also, the previously established 21.9-acre commercial Planning Parcel #12 shall increase to 23.1 acres from 21.9 acres per this request. The applicant proposes reducing lot sizes to create the additional 231 lots and increasing overall densities by twenty-one percent. Approximately 1,392 dwelling units are planned.

APPLICANT/OWNER: LVA Urban Design Studio / John F. Long Properties, LLLP.

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| <p>COMMISSION ACTION: Motion made by Commissioner Moreno to recommend DENIAL of GPA17-01. Motion seconded by Commissioner Lenox. The motion was APPROVED with a vote of 4 to 1 (Vice Chairperson Hirsch).</p> <p>COMMISSION ACTION: Motion made by Commissioner Moreno to recommend DENIAL of ZON17-01. Motion seconded by Commissioner Lenox. The motion was APPROVED with a vote of 4 to 1 (Vice Chairperson Hirsch).</p> |
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REQUIRED ACTION: The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should recommend approval of GPA17-01, as filed, and ZON17-01, subject to the stipulations contained in the staff report.

PROPOSED MOTION: Move to recommend approval of GPA17-01, as filed, and ZON17-01, subject to the stipulations contained in the staff report.

PRIOR ACTION: The Planning Commission reviewed these applications at their workshop on February 16, 2017.

SUMMARY: These requests will amend the General Plan Land Use Map and rezone the StoneHaven PAD.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as the StoneHaven Planned Area Development (PAD), a Medium Density Residential (2.5-3.5 dwelling units per acre) master planned community. The General Plan amendment will reconfigure the existing land uses on Parcels 2, 8 and 11 (Parcels 2a & 2b and 17a & 17b per the rezoning request) to allow for increased residential densities (5.0 – 8.0) and smaller lots.

Property Location and Size:

The property is located at the northeast corner of Camelback Road and 91st Avenue and is 395.2 acres in size. The property is bounded by the Bethany Home Road alignment to the north, 83rd Avenue to the east, Camelback Road to the south and 91st Avenue to the west.

History:

The property annexed on December 27, 1983, was subsequently rezoned in 1984 to C-2, (General Commercial), C-O, (Commercial Office) and R1-8 PRD (Application No. Z-84-66). On April 26th 2016 the City Council approved an amendment (Application No. GPA13-06) to the General Plan Map allowing for a rezoning of the subject property (Application No. ZON13-09) to Planned Area Development (PAD). The approval included the StoneHaven Development Guidelines.

Design Review:

A design review (DR) application will be submitted for the future shopping center sites and house product.

Project Details:

1. The following PAD land uses were approved April 26, 2016:
 - Parcel 1: Commercial (116,959 Square Feet (SF) of building area) on 10.83 acres.
 - Parcel 2: Single Family Residential (5,500 SF lots) on 44.38 acres.
 - Parcel 3: Single Family Residential (7,000 SF lots) on 37.58 acres.

Parcel 4: Single Family Residential (8,000 SF lots) on 43.67 acres.
Parcel 5: Single Family Residential (8,000 SF lots) on 31.19 acres.
Parcel 6: Single Family Residential (7,000 SF lots) on 44.38 acres.
Parcel 7A: Single Family Residential (5,500 SF lots) on 10.78 acres.
Parcel 7B: Single Family Residential (8,000 SF lots) on 23.08 acres.
Parcel 8: Single Family Residential (5,500 SF lots) on 23.78 acres.
Parcel 9: Single Family Residential (5,500 SF lots) on 35.18 acres.
Parcel 10: Single Family Residential (7,000 SF lots) on 44.38 acres.
Parcel 11: Single Family Residential (5,500 SF lots) on 12.13 acres.
Parcel 12: Commercial (217,800 SF of building area) on 21.94 acres.
Planned Open Space: Provided throughout the site at various locations.

Following PAD land uses are proposed per this rezoning request (ZON17-01):

Parcel 1: Commercial (116,959 SF of building area) on 9.9 acres.
Parcel 2A: Single Family Residential (4,000 SF lots) on 22.5 acres.
Parcel 2B: Single Family Residential (4,000 SF lots) on 12.9 acres.
Parcel 3: Single Family Residential (6,000 SF lots) on 21.8 acres.
Parcel 4: Single Family Residential (6,000 SF lots) on 13.7 acres.
Parcel 5: Single Family Residential (4,500 SF lots) on 19.8 acres.
Parcel 6: Single Family Residential (6,000 SF lots) on 14.8 acres.
Parcel 7: Single Family Residential (7,000 SF lots) on 9.4 acres.
Parcel 8: Single Family Residential (7,000 SF lots) on 15.5 acres.
Parcel 9: Single Family Residential (7,000 SF lots) on 10.4 acres.
Parcel 10: Single Family Residential (7,000 SF lots) on 18.0 acres.
Parcel 11: Single Family Residential (7,000 SF lots) on 9.9 acres.
Parcel 12: Single Family Residential (4,500 SF lots) on 23.4 acres.
Parcel 13: Single Family Residential (6,000 SF lots) on 26.2 acres.
Parcel 14: Single Family Residential (6,000 SF lots) on 10.5 acres.
Parcel 15: Park on 9.6 acres.
Parcel 16: Single Family Residential (6,000 SF lots) on 20.1 acres.
Parcel 17A: Single Family Residential (4,000 SF lots) on 9.8 acres.
Parcel 17B: Single Family Residential (4,000 SF lots) on 18.8 acres.
Parcel 18: Single Family Residential (6,000 SF lots) on 22.0 acres.
Parcel 19: Single Family Residential (6,000 SF lots) on 30.1 acres.
Parcel 20: Single Family Residential (5,000 SF lots) on 22.8 acres.
Parcel 21: Commercial (217,800 SF of building area) on 23.1 acres.
Planned Open Space: 59.28 acres provided throughout the site at various locations.

2. Overall a range of approximately 1,024 to 1,504 dwelling units are contemplated in StoneHaven. The gross project density is 3.53 DU/AC.
3. Vehicular access is provided on Bethany Home Road, 83rd Avenue, Camelback Road, 87th Avenue, 91st Avenue, Colter Street and Montebello Avenue. Bethany Home Road does not exist between 83rd Avenue and 91st Avenue. Through the development of StoneHaven, the south half of Bethany Home Road will be constructed by the developer with future participation in constructing the north half of the street by the City of Glendale. Since the Grand Canal Linear Park abuts the north property line, right-of-way will be acquired by

the city to provide a full width street construction of Bethany Home Road in the future. When constructed as a full street, this will complete the arterial street network in this portion of the city.

A portion of 87th Avenue exists between Camelback Road and Missouri Avenue. StoneHaven will complete the west half of 87th Avenue at the time of development. Two new collector streets are planned: Colter Street and Montebello Avenue. Both of these collector streets will provide access to 91st Avenue. Both are designed to align with existing street / driveways on the west side of 91st Avenue.

Additional street improvements will be made to Camelback Road and 91st Avenue at the time of development of the commercial parcel. Perimeter landscape setbacks will be provided adjacent to the arterial and collector street network including decorative perimeter theme walls and entry features.

4. Water and wastewater systems will be developed to accommodate each development parcel. Provisions for stormwater retention are provided throughout the PAD. Final design will be provided at the time of Preliminary Plat approval.
5. The StoneHaven PAD established design guidelines to ensure a cohesive and quality development for both the residential and commercial parcels. Individually developed parcels shall be required to comply with these guidelines during the Design Review process in order to create a unified and contemporary theme.
6. The PAD provides a list of permitted land uses that are suitable to the planned land use designations found in the general plan amendment.
7. StoneHaven will contain landscaped entry features strategically located to welcome visitors and residents to the development. Landscaping and planned open space will be provided to create an inviting environment for pedestrian users as they walk, run and bicycle throughout the neighborhood.
8. All relevant City of Glendale standards concerning drainage and utilities shall apply. The City of Glendale shall provide police and fire protection and sanitation collection to the residential properties and may provide sanitation collection to the commercial properties.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

StoneHaven is located within the Tolleson Union High School District and the Pendergast Elementary School District. Both the Pendergast and Tolleson School Districts confirmed adequate facilities will be provided to accommodate the projected number of new students.

Copper Canyon High School is located at the northwest corner of Camelback Road and 91st Avenue. Sunset Ridge Elementary school is located at the northeast corner of Missouri Avenue and 87th Avenue.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

The applicant held three neighborhood meetings. The first meeting was held on January 11, 2017. Notification letters were sent to 1,392 property owners and interested parties. Approximately 75 people were in attendance along with the applicant, City staff and Councilmember Clark. Questions and concerns comprised of existing infrastructure capacities and future traffic volumes and impacts, lot size and project density, quality of housing products, and the overall impacts of the project to the surrounding neighborhoods.

A second neighborhood meeting was held on February 1, 2017. Approximately 16 people were in attendance.

A third neighborhood meeting was held on February 8, 2017, with 4 persons in attendance.

The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on April 27, 2017. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 2, 2017. The applicant posted the property at three locations on May 3, 2017.

STAFF FINDINGS AND ANALYSIS:

General Plan Amendment

Findings:

- The amendment is consistent with the policies and objectives of the General Plan; and
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale by providing new housing opportunities and increasing densities.

Analysis:

- The proposed General Plan designations are appropriate for this site and consistent with the development plan for StoneHaven. The increased densities will allow more housing opportunities in close proximity to major transportation systems, with easy access to employment and entertainment centers.
- The StoneHaven amendment is consistent with several goals of the Land Use Element of the General Plan including the association of residential areas with work places, and promoting sound growth methods through the development of mixed-use projects.
- StoneHaven is within walking distance of the Sports & Entertainment District allowing future residents opportunities to enjoy nearby amenities and events.
- The project is consistent with the Economic Development Element to promote sound growth management methods through jobs, housing, shopping and open space.

Rezoning

Findings:

- The amendment is consistent with the policies and objectives of the General Plan and the Western Area Plan;
- The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- If the General Plan amendment is approved, the proposed rezone will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the requested amendment.
- A finding is made that adequate school facilities are available to serve the increased densities, Section 3.812 (Adequate School Facilities).

Analysis:

- The PAD zoning classification is the most appropriate zoning district for implementing the proposed General Plan land use designations and developing a mixed-use project. The development plan will create a project unified by land use, architecture, landscaping, signage, and lighting with complementary land uses.
- The proposed development plan meets the intent of the PAD zoning district to create a mixed-use master planned development permitting selected land uses to provide a greater variety and intensity to ensure quality development.
- Street improvements and vehicular access to the existing SRP substation along 91st Avenue should be provided across the street frontage for this site.
- All applicable city departments have reviewed the application. Departments have included stipulations to address development requirements.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the Amended PAD document, date stamped December 22, 2016. Less intensive development may be deemed substantially conforming by the Planning Director, subject to Preliminary Plat and Design Review approval.
2. All stipulations, agreements and conditions of approval accompanying the original General Plan and PAD approvals (April 26, 2016) shall remain in effect unless otherwise noted.
 - a. *Right-of-way dedications and off-street improvements shall be completed in conjunction with Final Plat and Design Review approval.*
 - b. *There shall be a 30-foot landscaped triangle provided on the corner of Camelback Road and 91st Avenue and on the corner of Bethany Home Road and 91st Avenue.*
 - c. *Sidewalk improvements adjacent to and vehicular access to 91st Avenue along the existing SRP well site shall be provided by the applicant.*

- d. Construction of Camelback Road roadway improvements to the Planned Commercial roadway shall be designed so that the 69kV power poles shall not split the westbound through lanes from the right turn lane, and that the relocated 69kV poles shall be relocated at the ultimate buildout location.*
3. Adequate landscape buffering and screening shall be provided to buffer the existing Missouri Ranch residences.
 4. Traffic calming on 87th Avenue at Windsor Boulevard shall be designed and constructed by the applicant in conjunction with Preliminary Plat approval of the adjacent parcel.
 5. Planning Parcels 2A, 2B, 17A, and 17B as amended shall be limited to a gross density of 5.0 DU/AC.
 6. Planning Parcels 3 thru 16, 18, 19, and 20 shall be limited to gross densities of 3.5 DU/AC. Twenty-seven (27) lots shall be eliminated to provide a density that does not exceed 3.5 DU/AC.
 7. Lot coverage on all residential development parcels shall not exceed 55%.

- ATTACHMENTS:**
1. General Plan Amendment Narrative & PAD Booklet, date stamped April 19, 2017.
 2. Citizen Participation Final Report, date stamped April 19, 2017.
 3. Petitions received in Opposition.
 4. Emails received, dated May 3 through May 9, 2017.
 5. Vicinity General Plan Map.
 6. Vicinity Rezoning Map.
 7. Aerial Photograph, dated October 2014.

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REVIEWED BY:



Planning Director

PW/JMF/df



Development Services Director

PAD AMENDMENT
REQUEST
FOR
STONEHAVEN
PLANNED AREA DEVELOPMENT

9050 West Camelback Road
Approximately 395 acres located at the northeast corner of
91st Avenue and Camelback Road
Glendale, Arizona

GPA 17-01
ZON 17-01

Formal Application Date: December 22, 2016
Public Hearing Draft: April 21, 2017



STONEHAVEN

Approximately 383 acres located at the northeast
corner of 91st Avenue and Camelback Road
Glendale, Arizona

PLANNED AREA DEVELOPMENT

Zoning Master Plan and Development Regulations

Case#: ZON17-01

An Application to Amend the Zoning Map and Text of the City of Glendale Zoning Ordinance

Original Submittal: December 22, 2016
Public Hearing Draft: April 21, 2017

**STONEHAVEN
PLANNED AREA DEVELOPMENT
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EXECUTIVE SUMMARY

StoneHaven is situated at the eastern fringe of the City of Glendale Sports and Entertainment District. The subject property has been under agricultural production for nearly a century and has been under the ownership of John F. Long and under the management of John F. Long Properties for decades. Situated in the western portion of the *City* of Glendale jurisdictional limits, this property has been nearly surrounded by urban infill development over the years. The property generally lies between the Bethany Home Road alignment on the north, the Camelback Road alignment on the south, the 91st Avenue alignment on the west and the 83rd Avenue alignment on the east. The total land area is approximately 395 acres or .62 square miles.

The StoneHaven property is currently zoned Planned Area Development (PAD). It is the intent of this Zoning *Application* to seek an amendment to the PAD zoning for the subject property based on the General Development Plan provided in support of the request. To support the implementation of the General Development Plan, this PAD amendment also includes some revisions to the StoneHaven Development Standards. Further, this proposal for an amendment to zoning is supported by extensive analysis related to the property opportunities and constraints through evaluation of existing conditions, the careful consideration of the property context and access to urban infrastructure. The development plan responds to existing conditions, opportunities for additional urban infill, as well as responsiveness to housing and service market conditions that are expected to evolve towards stronger growth trends.

StoneHaven will provide for a broad range of single family housing types of various lot sizes, densities and product types. The projected population of approximately 3,898 residents will be served by the introduction of new neighborhoods and community commercial land uses within immediate proximity of residents. The development plan also contemplates the provision of community amenities and a project theme intended to attract a new affluent population and sustain a strong community over time. The community plan represents smart growth for the *City* of Glendale.

The primary ingress and egress points within StoneHaven will include 87th Avenue at Bethany Home Road from the north, Montebello Avenue at Camelback Road from the west, and 87th Avenue at Camelback Road from the south. Additional gated access to the eastern portion of the property will be provided at 83rd Avenue just south of Bethany Home Road. The internal collector road system, including 87th Avenue and Montebello Avenue, will provide localized access to the various development parcels within the community, which will promote local street connectivity and will evenly distribute the traffic to promote transportation efficiencies and community quality of life.

The following actions are requested of the Glendale *City Council* in association with the StoneHaven Planned Community *Applications*:

- An ordinance approving the amended Planned Area Development district for StoneHaven as supported by the Master Development Plan and Land Use Program;
- A Resolution approving the minor amendment to the Land Use Element of the *General Plan* to permit an additional residential land use category, Medium High Density Residential 8, to broaden the planned housing diversity in the community and support a new resident population;

1 PROJECT INTRODUCTION AND OVERVIEW

1.1 Property Description and Location

StoneHaven is a 395-acre property located in the Western Planning Area of the *City* of Glendale. The property is generally defined as being the majority of the northwest, northeast and southwest quarters of Section 15 within Township 2 North and Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The property subject to this *Application* to amend zoning is more precisely defined in Appendix A. **Figure 1, Regional Context Map**, provides the location of the subject property within the greater area context.

1.2 Statement of Purpose and Intent

The purpose for creating the StoneHaven Zoning *Application* and Planned Area Development District is to govern the development of the StoneHaven property. The StoneHaven Plan establishes policies and regulatory standards for the property related to land use, *Density*, intensity, public infrastructure, public facilities and signage.

This Plan has been designed to accommodate this large-scale development through comprehensive planning that is consistent with the Glendale *General Plan* within some consideration for a minor land use amendment. It is the intent of this narrative to promote a development plan and development standards that are tailored to the specific opportunities and constraints of the subject site that are not possible utilizing conventional zoning district standards. Therefore, the customization of standards is of particular importance to the phased development of StoneHaven. Given the property context, access to infrastructure, proximity to the Glendale Sports and Entertainment District, it is also the intent of the General Development Plan to promote a network of *open spaces* throughout this planned community. Further, it is the intent of the General Development Plan to define the individual zoning districts within the gross planning area. Specifically, this PAD request seeks the approval of the following:

Table 1 – PAD District Areas

| District (PAD) | % of Land Area | Gross Area (Acres) |
|----------------|----------------|--------------------|
| SHD-7 PAD | 16.0% | 63.2 |
| SHD-6 PAD | 17.9% | 70.6 |
| SHD-5 PAD | 22.4% | 88.7 |
| SHD-4.5 | 16.8% | 66.2 |
| SHD-4 | 16.2% | 63.9 |
| SH-C PAD | 8.3% | 32.9 |
| Park | 2.4% | 9.6 |
| Total | 100% | 395.2 |

Note: Gross land area, and therefore the percent of land area, may be administratively modified by up to 5% of the defined land area with the administrative review and approval by the City of Glendale Planning Director.

While it is the intent of this request to establish the planning districts areas as defined by this Planned Area Development, and in Table 1 above, it is not the intent of the General Development Plan to set precise, legally defined lines between the intended planning parcels depicted on the General Development Plan and within the other Master Plans. Instead, it is the intent of this Plan,

and through formal adoption, to allow the future *subdivision plats* to set the precise final description of vested zoning under the directive of the Plan.

The StoneHaven Planned Area Development is intended to establish regulatory standards related to the proposed residential based districts to promote development standards consistent with the desired *lot areas, lot widths, and planned building heights*.

1.3 Organization of the Report

There are five primary components within this Zoning narrative intended to meet the requirements to establish this Planned Area Development. These elements consist of the following:

- Property Introduction and Overview
- Property Context
- Site Analysis
- Master Plans
- Regulatory Development Standards

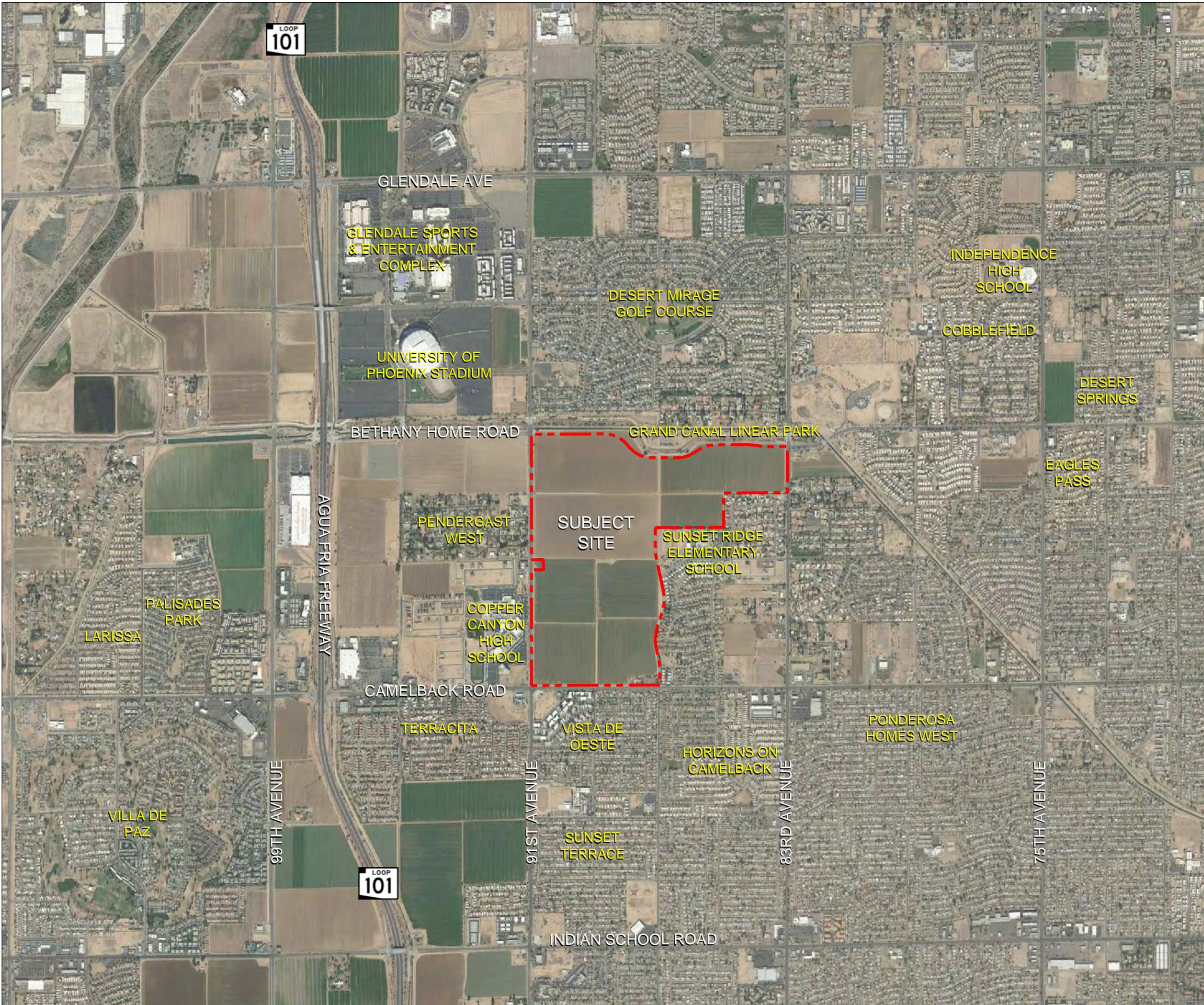
Each of these components contains several subcomponents listing information that represents property background and analysis, policy planning elements, and regulatory planning elements. All required information pertaining to the establishment of the Planned Area Development are contained within this report. However, it is organized into sections based on the logical development of the Plan, from the existing conditions (informational component) to its ultimate regulatory standards (regulatory component).

Sections 1 through 3 contain the project introduction and overview, regional context and site analysis. These sections establish the basis for the StoneHaven Plan. Section 4 promotes the General Development Plan, the intended Land Use Program and a series of Master Plans intended to guide this mixed use, multiple phase planned community. Section 5 equates most directly to the Development Plan with the provision of regulatory development standards intended to guide the development of the StoneHaven community. The report appendices contain other required information, such as the defined legal description of the planning area, and a signage master plan.

1.4 Ownership Verification and Authorization

The ownership of the StoneHaven property is held in trust by the John F Long Family Revocable Living Trust. This ownership is coincident with Maricopa County Assessor Parcel Numbers 102-11-010L and 102-12-003L. Authorization to process this request for amended zoning is provided to the *City of Glendale* on a separate form. **Figure 2, Property Boundary**, provides a depiction of the subject properties and the identification of the two Maricopa County Assessor parcels.

Figure 1 Regional Context Map



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 1 REGIONAL CONTEXT MAP

LEGEND:

 GROSS BOUNDARY

ZONING CASE #: ZON 17-01

Subject to engineering and City review and approval.

SCALE: 1" = 2000'



PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 04/21/17

Project No. 1317.9

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Figure 2 Property Boundary



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 2 PROPERTY BOUNDARY

LEGEND:

 GROSS BOUNDARY

ZONING CASE #: ZON 17-01

Subject to engineering and City review and approval.

SCALE: 1" = 1000'



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2. REGIONAL CONTEXT

A regional overview is provided below to give context to the StoneHaven property in relationship to the closest community facilities and surrounding properties. Many of the existing community facilities are within relatively close proximity with the subject property. The StoneHaven Development Plan proposes additional facilities to serve the future community resident population.

2.1 Property Ownership -Vicinity

The property ownership for the site and the surrounding area is provided on **Figure 3, Property Ownership, Site, and Vicinity**. In general, the property has adjacency with the following property ownership patterns:

- North: Land area is owned and managed by the *City* of Glendale and the Salt River Project in the form of the Grand Canal Linear Park and electrical substation / Grand Canal.
- East: Land area is owned by multiple owners as a part of the Missouri Ranch Community; by the Pendergast Elementary School District (No. 92); the *City* of Glendale Sunset Ridge Park; and the multiple owners as a part of the Camelback Park Community.
- South: Land area is owned by multiple owners as a part of the Sunrise Terrace Community; multiple owners as a part of the Vista de Oeste *Condominium* Community; and the 91st Avenue Retail Center / SAIA Family LP.
- West: Land area is owned by the City of Glendale; multiple owners as a part of the Pendergast West Community; Richard Boulais property; Tolleson Union High School District (No. 214); and the LDR-NWC 91st & Camelback LLC.

All adjacent property owners within 500 feet of the perimeter to the StoneHaven property have been noticed in accordance with the provisions of the *City* of Glendale notification provisions.

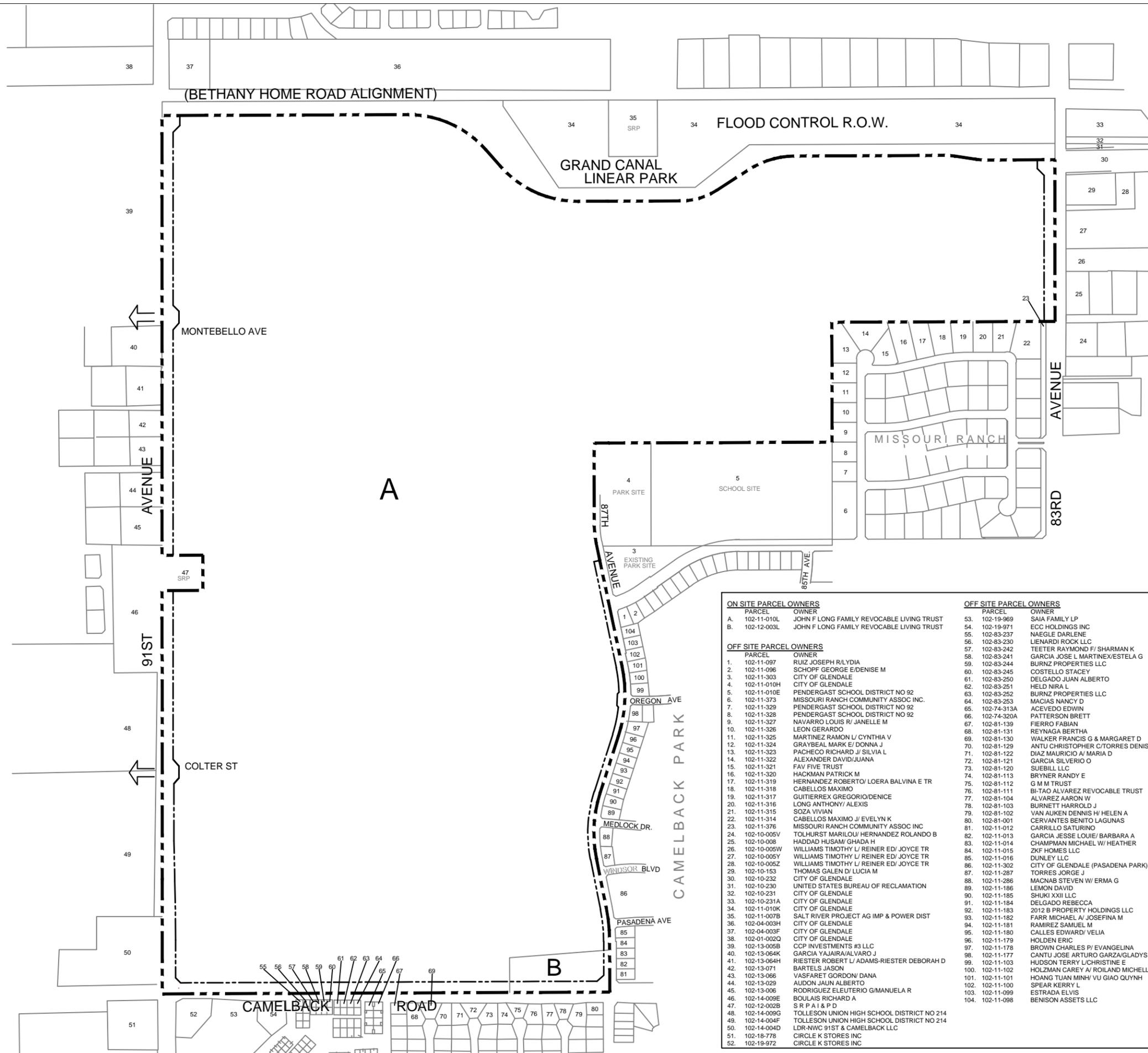
2.2 Municipal Boundaries

StoneHaven lies entirely within the Glendale *City* limits, with *City* of Phoenix jurisdiction to the south of the Camelback Road right-of-way. The *City* of Avondale is located approximately one mile to the southwest, while the *City* of Peoria is located approximately two miles due north. **Figure 4, Municipal Boundaries** depicts the jurisdictional limits within a close proximity with the subject property.

2.3 Relationship with Other Planning Efforts within Proximity to the Site

The StoneHaven Development Plan is intended to work in unison with past and future development activities planned within the vicinity of the subject property and the *City* of Glendale Sports and Entertainment District. The residents within the StoneHaven community will have immediate and future access to retail services, employment centers, major sport and concert venues and will enjoy the significant investment in the various public facilities within the immediate context to the subject property. The Grand Canal Linear Park provides a very good linkage between the various land uses within the area and will allow for direct connectivity between the StoneHaven Community and the existing and planned uses / venues. **Figure 5, Land Use Planning within Context Area**, provides a depiction of the extensive planning within the Glendale Sports and Entertainment District and the potential direct relationship and connectivity between the StoneHaven property and the various plans.

Figure 3 Property Ownership, Site and Vicinity



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 3 PROPERTY OWNERSHIP, SITE AND VICINITY

LEGEND:

--- PROPERTY BOUNDARY

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SCALE: 1" = 600'



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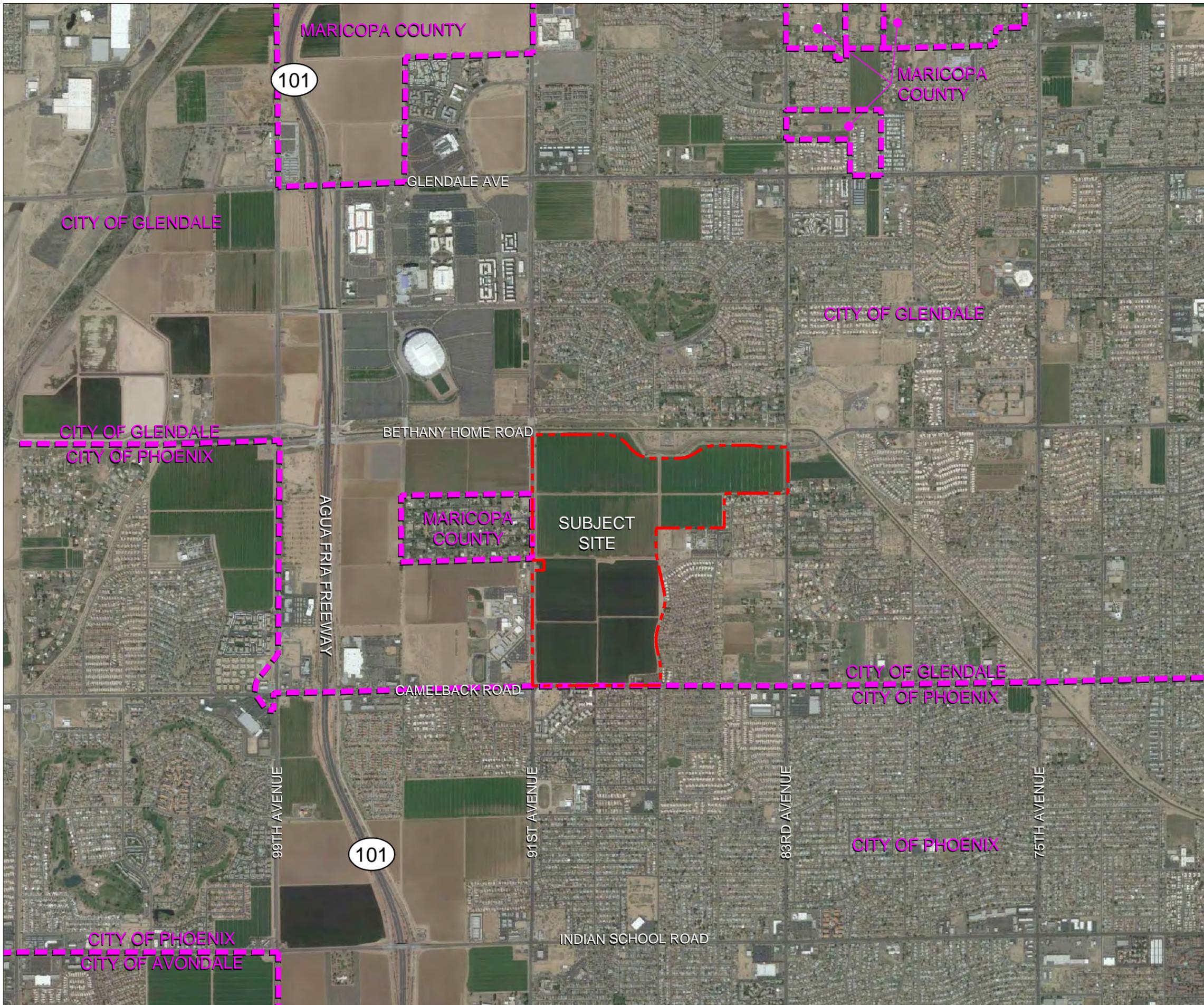
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| ON SITE PARCEL OWNERS | | OFF SITE PARCEL OWNERS | |
|-------------------------------|--|------------------------|--|
| PARCEL | OWNER | PARCEL | OWNER |
| A. 102-11-010L | JOHN F LONG FAMILY REVOCABLE LIVING TRUST | 53. 102-19-969 | SAIA FAMILY LP |
| B. 102-12-003L | JOHN F LONG FAMILY REVOCABLE LIVING TRUST | 54. 102-19-971 | ECC HOLDINGS INC |
| OFF SITE PARCEL OWNERS | | 55. 102-83-237 | NAEGL DARLENE |
| 1. 102-11-097 | RUIZ JOSEPH R/ LYDIA | 56. 102-83-230 | LIENARDI ROCK LLC |
| 2. 102-11-096 | SCHOFF GEORGE E/DENISE M | 57. 102-83-242 | TEETER RAYMOND F/ SHARMAN K |
| 3. 102-11-303 | CITY OF GLENDALE | 58. 102-83-241 | GARCIA JOSE L MARTINEZ/ESTELA G |
| 4. 102-11-010H | CITY OF GLENDALE | 59. 102-83-244 | BURNZ PROPERTIES LLC |
| 5. 102-11-010E | PENDERGAST SCHOOL DISTRICT NO 92 | 60. 102-83-245 | COSTELLO STACEY |
| 6. 102-11-373 | MISSOURI RANCH COMMUNITY ASSOC INC. | 61. 102-83-250 | DELGADO JUAN ALBERTO |
| 7. 102-11-329 | PENDERGAST SCHOOL DISTRICT NO 92 | 62. 102-83-251 | HELD NIRA L |
| 8. 102-11-328 | PENDERGAST SCHOOL DISTRICT NO 92 | 63. 102-83-252 | BURNZ PROPERTIES LLC |
| 9. 102-11-327 | NAVARRO LOUIS R/ JANELLE M | 64. 102-83-253 | MACIAS NANCY D |
| 10. 102-11-326 | LEON GERARDO | 65. 102-74-313A | ACEVEDO EDWIN |
| 11. 102-11-325 | MARTINEZ RAMON L/ CYNTHIA V | 66. 102-74-320A | PATTERSON BRETT |
| 12. 102-11-324 | GRAYBEAL MARK E/ DONNA J | 67. 102-81-139 | FIERRO FABIAN |
| 13. 102-11-323 | PACHECO RICHARD J/ SILVIA L | 68. 102-81-131 | REYNAGA BERTHA |
| 14. 102-11-322 | ALEXANDER DAVID/JUANA | 69. 102-81-130 | WALKER FRANCIS G & MARGARET D |
| 15. 102-11-321 | FAV FIVE TRUST | 70. 102-81-129 | ANTU CHRISTOPHER C/TORRES DENISE |
| 16. 102-11-320 | HACKMAN PATRICK M | 71. 102-81-122 | DIAZ MAURICIO A/ MARIA D |
| 17. 102-11-319 | HERNANDEZ ROBERTO/ LOERA BALVINA E TR | 72. 102-81-121 | GARCIA SILVERIO O |
| 18. 102-11-318 | CABELLOS MAXIMO | 73. 102-81-120 | SUEBIL LLC |
| 19. 102-11-317 | GUITIERREX GREGORIO/DENICE | 74. 102-81-113 | BRYNER RANDY E |
| 20. 102-11-316 | LONG ANTHONY/ ALEXIS | 75. 102-81-112 | G M M TRUST |
| 21. 102-11-315 | SOZA VIVIAN | 76. 102-81-111 | BI-TAO ALVAREZ REVOCABLE TRUST |
| 22. 102-11-314 | CABELLOS MAXIMO J/ EVELYN K | 77. 102-81-104 | ALVAREZ AARON W |
| 23. 102-11-376 | MISSOURI RANCH COMMUNITY ASSOC INC | 78. 102-81-103 | BURNETT HARROLD J |
| 24. 102-10-005V | TOLHURST MARILOU/ HERNANDEZ ROLANDO B | 79. 102-81-102 | VAN AUKEN DENNIS H/ HELEN A |
| 25. 102-10-008 | HADDAD HUSAM/ GHADA H | 80. 102-81-001 | CERVANTES BENITO LAGUNAS |
| 26. 102-10-005W | WILLIAMS TIMOTHY L/ REINER ED/ JOYCE TR | 81. 102-11-012 | CARRILLO SATURINO |
| 27. 102-10-005Y | WILLIAMS TIMOTHY L/ REINER ED/ JOYCE TR | 82. 102-11-013 | GARCIA JESSE LOUIE/ BARBARA A |
| 28. 102-10-005Z | WILLIAMS TIMOTHY L/ REINER ED/ JOYCE TR | 83. 102-11-014 | CHAMPMAN MICHAEL W/ HEATHER |
| 29. 102-10-153 | THOMAS GALEN D/ LUCIA M | 84. 102-11-015 | ZKF HOMES LLC |
| 30. 102-10-232 | CITY OF GLENDALE | 85. 102-11-016 | DUNLEY LLC |
| 31. 102-10-230 | UNITED STATES BUREAU OF RECLAMATION | 86. 102-11-302 | CITY OF GLENDALE (PASADENA PARK) |
| 32. 102-10-231 | CITY OF GLENDALE | 87. 102-11-287 | TORRES JORGE J |
| 33. 102-10-231A | CITY OF GLENDALE | 88. 102-11-286 | MACNAB STEVEN W/ ERMA G |
| 34. 102-11-019K | CITY OF GLENDALE | 89. 102-11-186 | LEMON DAVID |
| 35. 102-11-007B | SALT RIVER PROJECT AG IMP & POWER DIST | 90. 102-11-185 | SHUKI XXII LLC |
| 36. 102-04-003H | CITY OF GLENDALE | 91. 102-11-184 | DELGADO REBECCA |
| 37. 102-04-003F | CITY OF GLENDALE | 92. 102-11-183 | FARR MICHAEL A/ JOSEFINA M |
| 38. 102-01-002Q | CITY OF GLENDALE | 93. 102-11-182 | RAMIREZ SAMUEL M |
| 39. 102-13-005B | CCP INVESTMENTS #3 LLC | 94. 102-11-181 | CALLES EDWARD/ VELIA |
| 40. 102-13-064K | GARCIA YAJAIRA/ALVARO J | 95. 102-11-180 | HOLDEN ERIC |
| 41. 102-13-064H | RIESTER ROBERT L/ ADAMS-RIESTER DEBORAH D | 96. 102-11-179 | BROWN CHARLES P/ EVANGELINA |
| 42. 102-13-071 | BARTELS JASON | 97. 102-11-178 | CANTU JOSE ARTURO GARZA/GLADYS B GARZA |
| 43. 102-13-066 | VASFARET GORDON/ DANA | 98. 102-11-177 | HUDSON TERRY L/CHRISTINE E |
| 44. 102-13-029 | AUDON JAUN ALBERTO | 99. 102-11-103 | HOLZMAN CAREY A/ ROLAND MICHELLE L |
| 45. 102-13-006 | RODRIGUEZ ELEUTERIO G/MANUELA R | 100. 102-11-102 | HOANG TUAN MINH/ VU GIAO QUYNH |
| 46. 102-14-009E | BOULAIS RICHARD A | 101. 102-11-101 | SPEAR KERRY L |
| 47. 102-12-002B | S R P A I & P D | 102. 102-11-100 | ESTRADA ELVIS |
| 48. 102-14-009G | TOLLESON UNION HIGH SCHOOL DISTRICT NO 214 | 103. 102-11-099 | BENISON ASSETS LLC |
| 49. 102-14-004F | TOLLESON UNION HIGH SCHOOL DISTRICT NO 214 | 104. 102-11-098 | |
| 50. 102-14-004D | LDR-NWC 91ST & CAMELBACK LLC | | |
| 51. 102-18-778 | CIRCLE K STORES INC | | |
| 52. 102-19-972 | CIRCLE K STORES INC | | |

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Figure 4 Municipal Boundaries



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 4 MUNICIPAL BOUNDARIES

LEGEND:

- - - - GROSS BOUNDARY
- - - - MUNICIPAL BOUNDARY LINES

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SCALE: 1" = 2000'



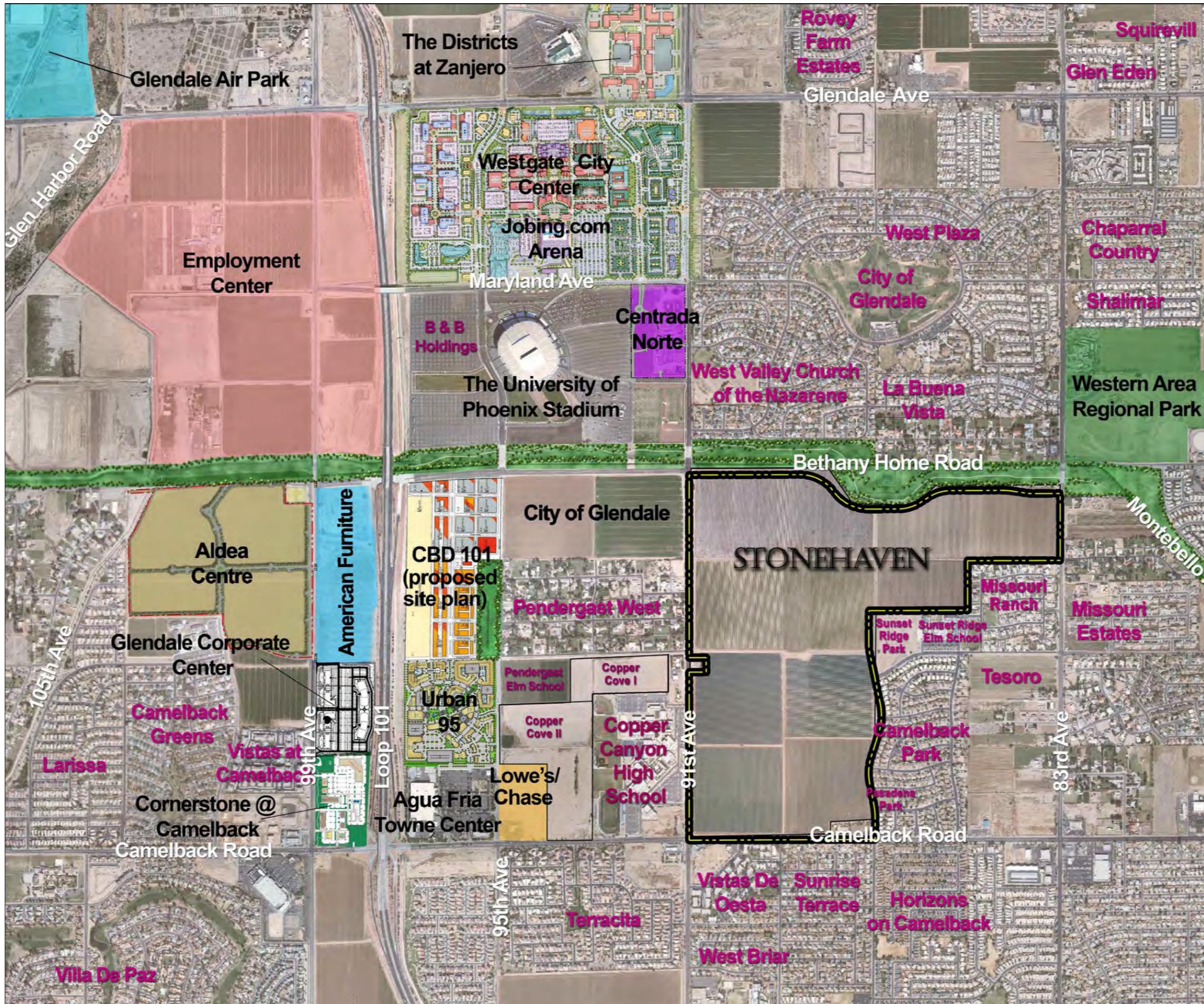
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Figure 5 Land Use Planning within Context Area



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 5

LAND USE PLANNING WITHIN CONTEXT AREA

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3 SITE ANALYSIS

3.1 Existing Land Use

The StoneHaven property has historically been, and remains currently in agricultural land use. In support of this land use, both private irrigation facilities and irrigation facilities constructed and managed by the Salt River Project are located within and adjacent to the subject property. A small well site, located at a mid-mile location and on the east side of 91st Avenue is owned by the Salt River Project and is an exception to the subject property.

Water resource to promote the flow within the structures, is provided by water within the Grand Canal to the immediate north of the subject property. The intended development plan proposes the phasing out of agricultural land use and the phasing in of urban infill development generally consistent with the *General Plan* Land Use Element. The *General Plan* Land Use Map, as represented by **Figure 6, General Plan Land Use**, depicts Low Density Residential 2.5 (1.0 – 2.5 *Dwelling* units per acre), Medium *Density* Residential 3.5 (2.5 – 3.5 *Dwelling* units per acre), Medium High Residential 8 (5.0 – 8.0 *Dwelling* units per acre), and some Planned Commercial uses located at the immediate northeast corner of 91st Avenue and Camelback Road.

The proposed StoneHaven PAD is requesting a minor amendment to the *General Plan* land use designation in order to accommodate the Medium High Residential 8 (5.0 – 8.0 *Dwelling* unit per acre) land use category. The PAD designation will not only be consistent with recent approvals in the area, but also offer the flexibility to design the site in a manner that will accommodate necessary land use transitions between existing residential to the north, east, and south, as well as commercial uses located on the northwest, and southwest corners of the adjacent properties. The addition and combination of uses provided by this designation will facilitate a greater transition of development within the community, and assist the *City* in achieving its vision of providing diverse residential and commercial opportunities in the *City's* Western Area.

3.2 Former Zoning

The StoneHaven property was formerly zoned with a mixture of R1-8 (single family detached housing), C-2 (General Commercial) and C-0 (Commercial *Office*) as a part of a 1984 Zoning *Application* (Z-84-66) and affiliated with a much larger geographic area well beyond the subject property. **Figure 7, Existing Zoning**, provides a depiction of the current zoning configuration on the subject property. Based on information obtained within the public records, it is believed that the former zoning encompassed the following area for each of the three districts and the current zoning encompasses the following areas:

Table 2 – Former Zoning District Areas

| Former Zoning | Gross Area |
|----------------|------------|
| R1-8 (PRD) | 366 Acres |
| C-2 | 13 Acres |
| C-0 | 4 Acres |
| Overlay Zoning | Gross Area |
| PAD | 383 Acres |

In May of 2016, the subject property was rezoned to Planned Area Development as the StoneHaven Planned Community.

3.3 Topography and Drainage

The physical terrain affiliated with the property is relatively flat with a gentle slope towards the southwest corner of the site. The property contains no major washes but does maintain gravity fed irrigation structures and channels. The lower elevations of the project at the southwest corner are at approximately 1,061 feet above sea level with the upper, northeast corner, having the highest elevation at 1,085 feet above sea level. This represents a total topographic differential of 24 feet. The natural on-site drainage flows toward the west boundary and southwest corner of the property. The Grand Canal to the north of the site is also utilized for regional drainage, though will not be utilized for drainage for the proposed project.

Upon reviewing mapping provided by the Flood Control District of Maricopa County, the project team has determined that the subject property is outside of any mapped floodplain.

3.4 Roads and Rights-of-Way

The site is bounded by the Bethany Home Road alignment to the north, 83rd & 87th Avenues to the east, Camelback Road to the south, and 91st Avenue to the west. Two primary east/ west major arterial roadways serving the project are connected to the Loop 101 freeway to the west with interchanges at Bethany Home Road and Camelback Road. The project proposes to continue the construction of existing 87th Avenue which travels north through the site and adjacent to neighboring properties.

3.5 Utilities

Water: The subject property is within the *City* of Glendale jurisdictional area and therefore is presumed to be served by the *City* of Glendale. System extensions and connections will be made as necessary to service the proposed land use and to meet city master plans.

Wastewater: The subject property is within the *City* of Glendale jurisdictional area and therefore is presumed to be served by the *City* of Glendale. System extensions and connections will be made as necessary to service the proposed land use and to meet city master plans.

Power: The subject property is within the Salt River Project Power Service Area. The project team anticipates coordination with SRP as necessary to provide services to meet the demand affiliated with the intended land development plan.

3.6 Local Airports

The Glendale Municipal Airport is not within a zone of influence to the proposed site, though it is located within close traveling proximity to the west side of the site across the Loop 101 freeway for future residents.

3.7 Site Opportunities and Constraints

Constraints: The subject property is currently encumbered by 69kv overhead power transmission lines along the bounding Camelback Road corridor to the south, the 91st Avenue corridor to the east, and the Bethany Home Road corridor on the north adjacent to the Grand Canal. The project team anticipates these overhead facilities and associated easements will remain in the current location to maintain existing services in the project build out condition.

Portions of the subject site also contain existing SRP irrigation structures/facilities which are anticipated to remain in place. Preliminary investigations and coordination with SRP regarding the nature of the existing facilities and related easements has occurred during preparation of the proposed development plan.

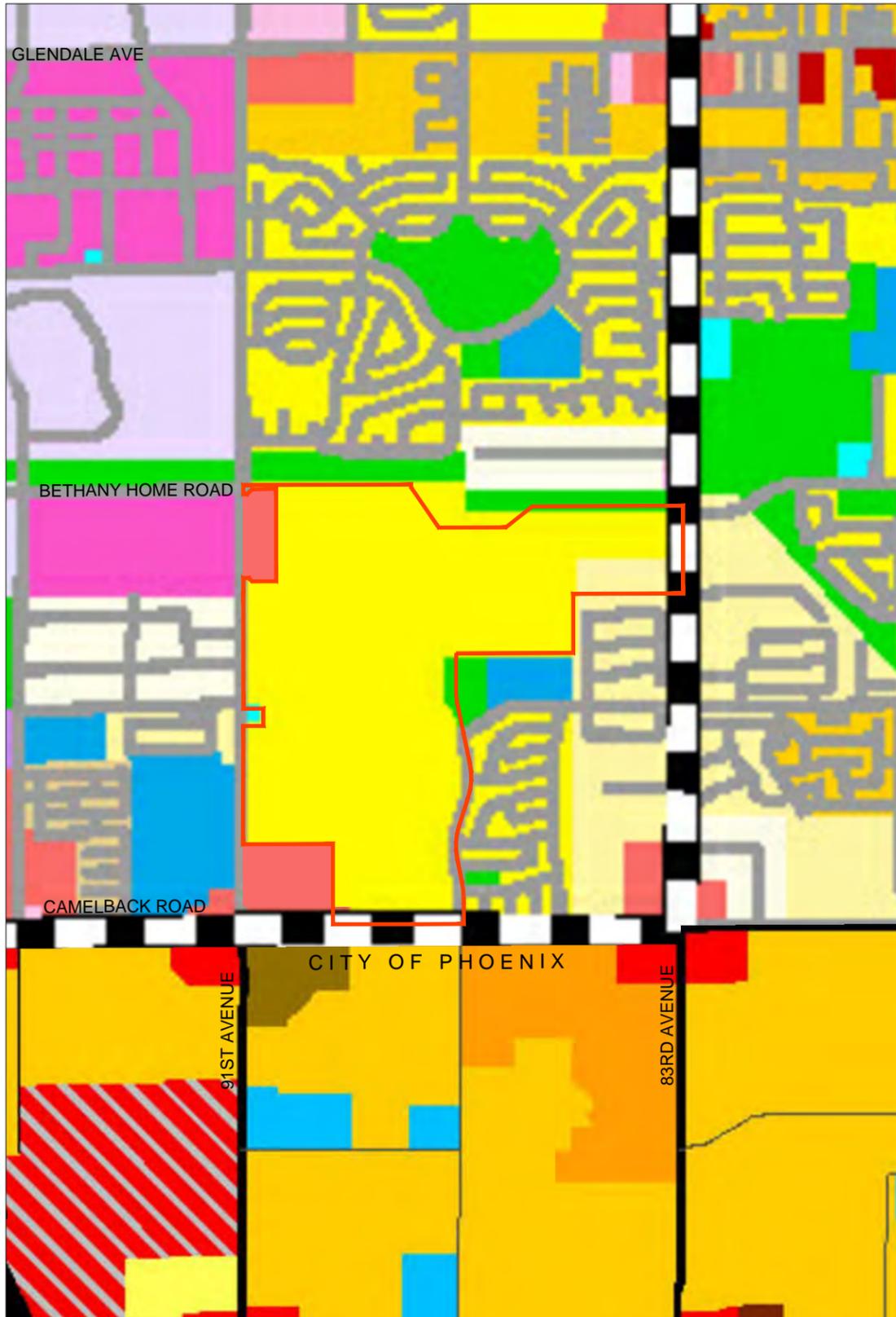
The project team anticipates a requirement to dedicate and construct the remaining segment of 87th Avenue north to the Bethany Home Road alignment. The team also anticipates providing right-of-way for the future Bethany Home Road alignment and construction of the south half of Bethany Home Road adjacent to the Grand Canal Linear Park which stretches the full length, within the northern portion of the project site.

Opportunities: The proposed project has the opportunity to utilize four bordering public parks: the Grand Canal Linear Park to the north, Sunset Ridge Park to the immediate east, Heroes Regional Park to the northeast, and Pasadena Park to the southeast all providing nearby recreational opportunities to future residents. The Grand Canal Linear Park's large size and length, in addition to the project's proposed *open space* and pedestrian trail network, allows for increased pedestrian connectivity for on-site and surrounding residents to connect to nearby commercial and entertainment areas. The site location borders Copper Canyon High School as well as Sunset Ridge Elementary School giving future residents close proximity to established educational facilities.

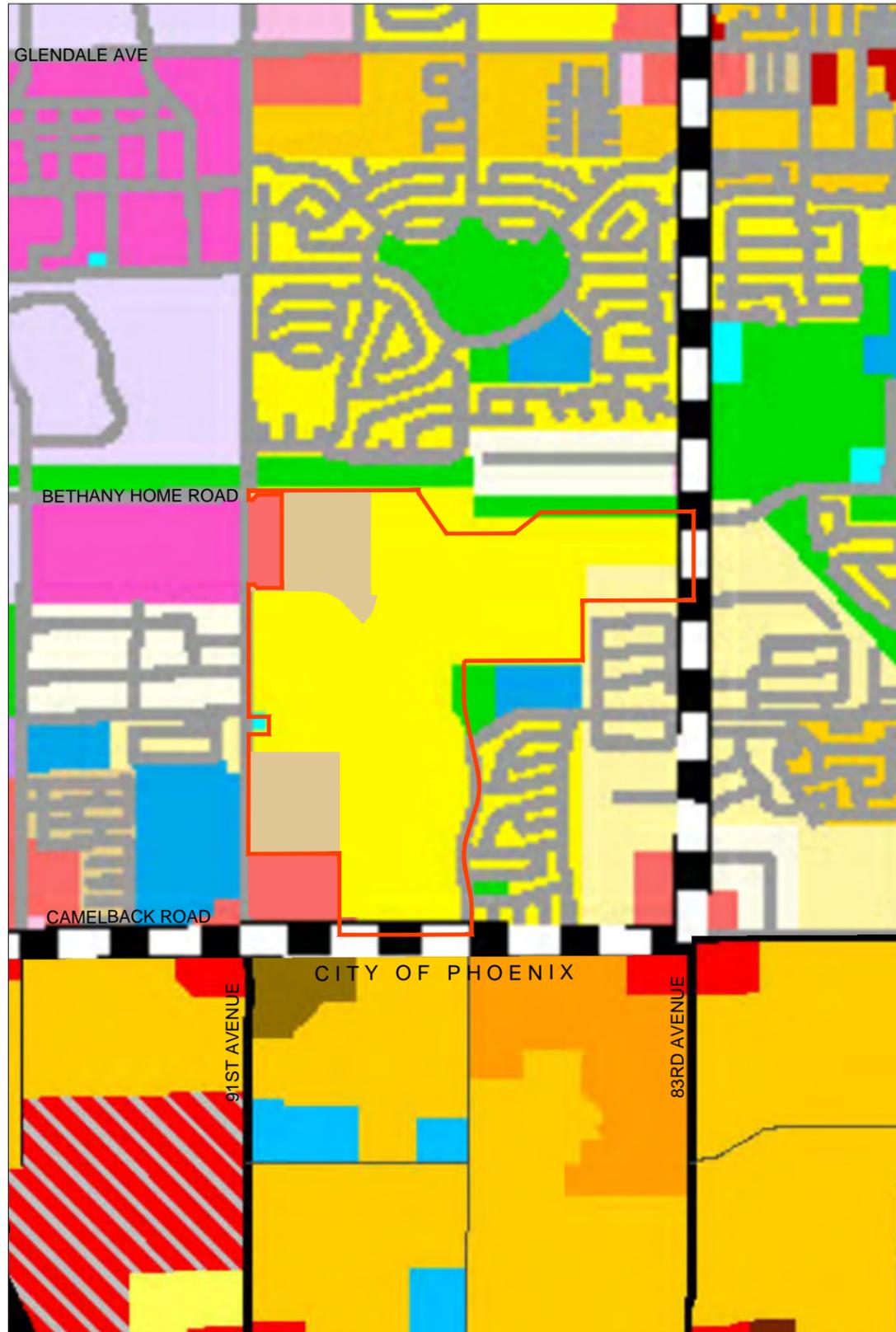
The Glendale sports and entertainment district sits immediately northwest of the site, and offers an array of services and destination activities.

Please refer to **Figure 8, Site Analysis** for depiction of opportunities and constraints associated with the StoneHaven property.

Figure 6 *General Plan Land Use*



EXISTING GENERAL PLAN LAND USE



PROPOSED GENERAL PLAN LAND USE

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 6 GENERAL PLAN LAND USE - EXISTING AND PROPOSED

LAND USE DESIGNATIONS

- | | | | |
|---|---------|---|------|
|  | LDR-1 |  | BP |
|  | LDR-2.5 |  | LI |
|  | MDR-3.5 |  | HI |
|  | MHDR-5 |  | INST |
|  | MHDR-8 |  | EDU |
|  | MHDR-12 |  | PF |
|  | HDR-20 | | |
|  | HDR-30 | | |
|  | OFC | | |
|  | GC | | |
|  | PC | | |
|  | EMU | | |
|  | CCC | | |
|  | POS | | |

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NOT TO SCALE

NORTH

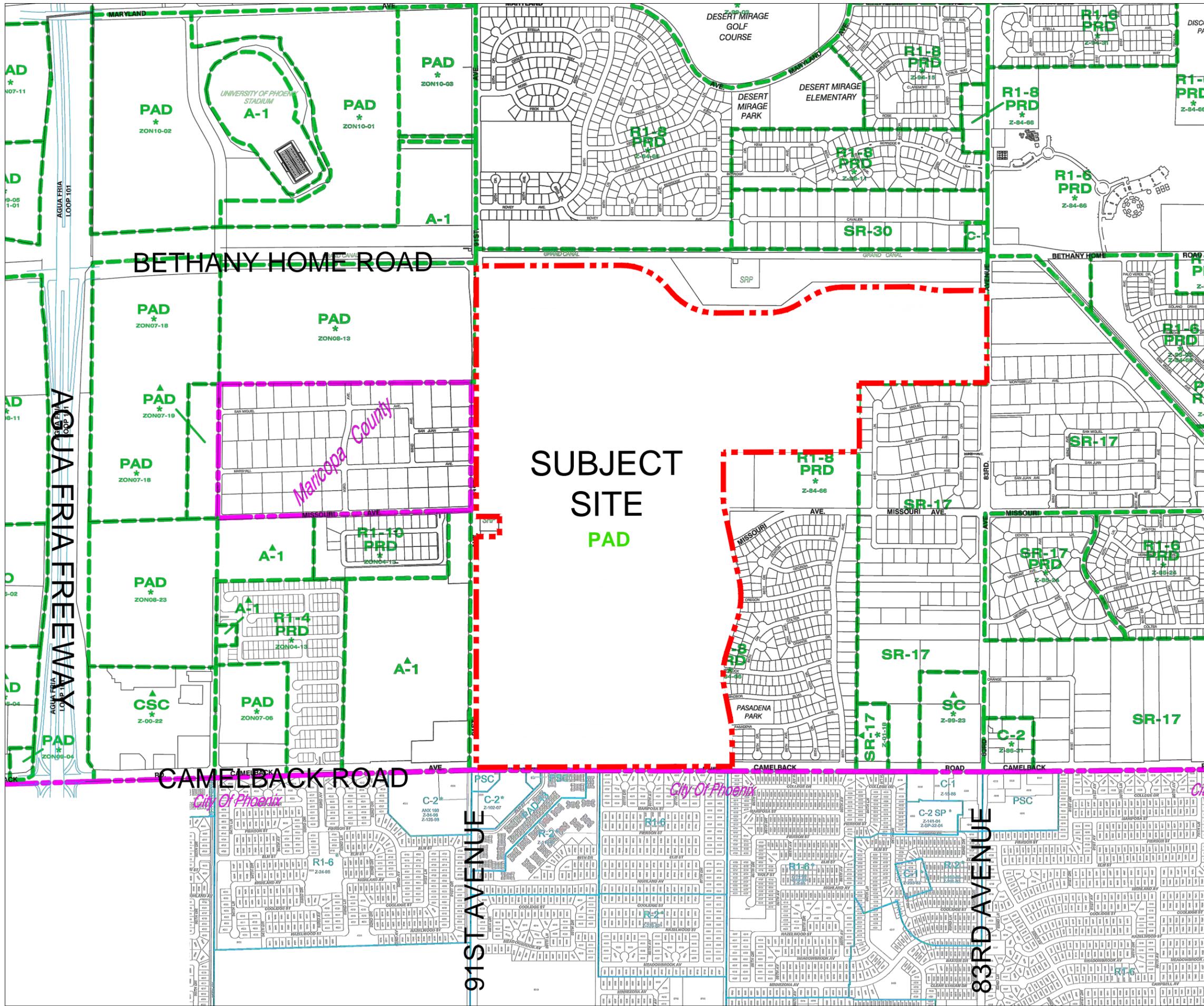


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Figure 7 Existing Zoning



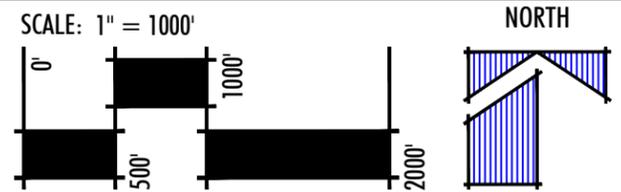
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 7 EXISTING ZONING

- LEGEND:**
- - - GROSS BOUNDARY
 - - - ZONING PARCEL LINES

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Figure 8 Site Analysis

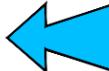


STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 8 SITE ANALYSIS/ OPPORTUNITIES AND CONSTRAINTS

LEGEND:

-  GROSS BOUNDARY
-  EXISTING POWER POLES
-  VIEW SHEDS

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SCALE: 1" = 800'



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4. MASTER PLANS

4.1 Project Identity Overview

StoneHaven is a proposed 395-acre master planned development located in west Glendale, just southeast of the University of Phoenix Stadium and Westgate City Center. Seen from an aerial view, the StoneHaven property resembles a large green jigsaw puzzle piece, quite distinct from everything around it. Amidst the sporting arenas, bustling hubs of retail and entertainment activity, gridded streets, greenbelts, and the intricate patterns of established residential neighborhoods stands one open green field, looking as though it has been saved for a special purpose. Undoubtedly it is a unique parcel which presents the opportunity to build a new community that will instantly benefit from the plentiful amenities and energy all around it. But, it is also a large enough reserve of land to create a community all its own - a refuge from the rest of the world. Just like the last piece of a puzzle being set easily into place, this parcel reveals itself as a perfect place to settle in, once and for all. Through the use of prized natural materials, elegant craftsmanship, enduring style, and timeless forms, the site design and landscape architecture will artfully tie StoneHaven into its unique location.

The overall vision for the StoneHaven community is to: provide a mix of single-family residential product types and densities to serve the growing population in the area; provide support commercial services at the two primary arterial intersections within the community, increase the *City's* tax base and provide needed commercial services to local area residents; create an interconnected parks, trails and open space system to encourage active and healthy lifestyles and promote alternative modes of transportation for StoneHaven residents.

The development plan envisions a minimum of five different residential lot sizes, with a variety of housing product types, within each lot size, to meet the diverse needs of the anticipated community. At build-out, it is anticipated that StoneHaven will contain up to 1,392 residential units with a projected population of 3,898 residents. Development Parcels within the community may include gated entries, providing more exclusive neighborhoods within the overall StoneHaven community. In addition to the residential development, two important commercial Development Parcels are provided at the primary arterial intersections within the community, providing needed local and community-based retail and commercial services to residents within and surrounding StoneHaven. It is anticipated that up to 345,800 square feet of commercial and retail uses will be provided within these two commercial centers, providing an appropriate balance between residential and commercial uses. See **Figure 9, Land Use Master Plan**, and **Figure 10, General Development Plan** for a graphic illustration of the land use parcels and general layout of the community.

An efficient transportation network has been developed to ensure appropriate access to all development parcels, while providing a variety of access options for residents and visitors. The property is bounded entirely, or partially, on all four sides by arterial roads, including Camelback Road on the south, 91st Avenue on the west, Bethany Home Road on the north, and 83rd Avenue on the east. These roads will be improved on a phased basis to serve the community, as well as, traffic in the vicinity. In addition, two new collector roads will be provided to facilitate internal circulation to the individual development parcels within the community. 87th Avenue is a north/south collector road that provides access between Camelback Road and Bethany Home Road, while Montebello Road is a collector road that provides east/west access from 91st Avenue, connecting to 87th Avenue at a round-about within the center of the community. This round-about creates a dynamic focal point while calming traffic within the heart of the community. The local street network will feed off the collector roads to provide localized access to each individual development

parcel within the Community. See **Figure 14, Circulation Plan** for the primary transportation network within and adjacent to the community.

In order to create a dynamic and active community with a high quality of life for residents, StoneHaven will include interconnected parks within an open space system, providing residents with active and passive recreational opportunities and non-motorized transportation choices through the pedestrian path, sidewalk and bicycle network. A community central open space/park will anchor the open space system in the center of the community, providing a central gathering place for all residents within StoneHaven. An abundance of trails, sidewalks and bicycle lanes will provide pedestrian and other non-motorized connectivity to a variety of parks and open spaces for active and passive recreation. Open space amenities will include numerous tot lots, sport courts, multi-purpose fields, ramadas, picnic areas, plazas, informal play areas, retention areas, and pedestrian paths connecting the entire community together. In addition, the pedestrian path system will provide connections to the Grand Canal Linear Park, creating opportunities to use the regional trail system throughout the City. In all, the StoneHaven community will provide over 60-acres of active and passive open space, which translates to well over 15% of the overall residential land area. Where a modified General Development Plan is proposed, it shall maintain a minimum of 15% open space for the overall residential land area. See **Figure 11, Open Space Master Plan** for the general layout and design of the open space system throughout the community.

The identity of StoneHaven, as a peaceful refuge within the bustling city, will be reinforced through the use of thematic hardscape and landscape components. Entry monuments and theme walls will appear substantial and well made – utilizing modern lines, bold forms, and natural materials organized into pleasant and harmonic compositions. Using authentic materials composed in crisp, broadly scaled geometric forms will be the dominant design elements. Warm, neutral earth tones will dominate the palette, with accent materials used for contrast. Sweeping forms will articulate each project entrance, and convey a sense of permanence, while back-lit or other lettering types will reinforce StoneHaven’s identity. The landscape style will reflect the agricultural heritage of the site, with verdant traditional style trees, and large sweeping masses of lush shrubs and accent plants. Ornamental grasses will be planted in large drifts, exaggerating their fluid motion as they move in harmony with the breeze. Bright pockets of seasonal color at nodes and focal points will provide a cheerful energy, while sturdy and dependable streetscape palettes will create a reliable backbone of vegetation that will knit the new landscape into the existing context surrounding it. The open space and amenity improvements will fall under the responsibility of the Developer, while the maintenance will be the responsibility of the future HOA. See **Figures 12a, Community Entry Concept, Figure 12b Amenities Concept** and **Figure 13, Landscape Character Images** for a general concept of project monuments and amenity examples.

4.2 Land Use Master Plan

The StoneHaven Planned Area Development zoning request designates residential and commercial land uses specifically drafted in accordance with the City of Glendale Planned Area Development zoning district (Section 5.900 of the City of Glendale Zoning Ordinance). As such, the StoneHaven PAD will supplement and supersede the standard zoning districts as described in the Glendale Zoning Ordinance. The Land Use Master Plan is intended to identify and define the specific land uses and general densities proposed for the StoneHaven community, and will strive to achieve the following objectives:

- Provide a mix of single-family residential lot sizes and product types to meet the diverse needs of the growing residential population in the area;
- Promote an appropriate distribution of residential units and densities on a phased basis, to ensure project diversity and compatibility with adjacent uses;

- Promote a framework for the balanced distribution of open space amenities within the residential parcels;
- Provide pedestrian, bicycle and other non-motorized circulation and connectivity between uses and amenities within the property, with connectivity to adjacent properties;
- Provide an efficient internal and perimeter vehicular circulation system for local and regional access to the property;
- Provide a site plan that meets the general design guidelines of the City of Glendale, with modifications as proposed within this PAD;
- Provide a unified design theme and landscape program for the entire development to ensure a high-quality community;
- Provide design flexibility through the PAD District that will allow for a creative and high quality project that can adapt to market conditions.

The proposed **Land Use Master Plan** represented as **Figure 9**, has been created with development uses and residential densities designed to respond to projected market demands, development phasing, logical extensions of infrastructure, the phasing out of agricultural uses, the consideration of adjacent land uses, consideration for planned roadway and circulation networks, and the distribution of an interconnected *open space* system. The overall residential *Density* for StoneHaven is planned at 3.52 *Dwelling* units for the project as a whole, and 3.84 *Dwelling* units per acre for the residential uses. These planned residential densities are consistent with the Glendale *General Plan*.

The StoneHaven land use plan includes 21 development parcels as defined within **Table 3, Land Use Program**. Table 3 identifies the gross and net parcel acreage, the land use designation, minimum lot area for residential uses, maximum residential units for residential parcels, and maximum building square footage for commercial parcels. The table is supported by the Land Use Master Plan and the General Development Plan, and provides detailed information related to the maximum development potential for each parcel.

Table 3, Land Use Program

| StoneHaven Land Use Program | | | | | | |
|-----------------------------|-----------------------|---------------------|-------------------------|-------------------------------------|-----------------------|--------------------------|
| Parcel # | Gross Area (Acres) | Net Area (Acres) | Land Use Designation | Minimum Lot Area (Sq. Ft.) | Maximum Res. Units | Maximum Comm. Sq. Ft. |
| 1 | 9.9 | 8.4 | SH-C PAD | | | 116,959 |
| 2A | 22.5 | 18.1 | SHD-4 PAD | 4,000 | 114 | |
| 2B | 12.9 | 11.6 | SHD-4 PAD | 4,000 | 58 | |
| 3 | 21.8 | 17.2 | SHD-6 PAD | 6,000 | 74 | |
| 4 | 13.7 | 11.2 | SHD-6 PAD | 6,000 | 41 | |
| 5 | 19.8 | 18.1 | SHD-4.5 PAD | 4,500 | 83 | |
| 6 | 14.8 | 12.7 | SHD-6 PAD | 6,000 | 34 | |
| 7 | 9.4 | 9.0 | SHD-7 PAD | 7,000 | 29 | |
| 8 | 15.5 | 12.6 | SHD-7 PAD | 7,000 | 53 | |
| 9 | 10.4 | 10.4 | SHD-7 PAD | 7,000 | 29 | |
| 10 | 18.0 | 14.1 | SHD-7 PAD | 7,000 | 52 | |

| | | | | | |
|-----|------|------|-------------|-------|---------|
| 11 | 9.9 | 9.5 | SHD-7 PAD | 7,000 | 38 |
| 12 | 23.4 | 20.9 | SHD-4.5 PAD | 4,500 | 110 |
| 13 | 26.2 | 25.0 | SHD-6 PAD | 6,000 | 113 |
| 14 | 10.5 | 10.0 | SHD-6 PAD | 6,000 | 26 |
| 15 | 9.6 | 8.1 | PAD | Park | 0 |
| 16 | 20.1 | 19.7 | SHD-6 PAD | 6,000 | 71 |
| 17A | 9.8 | 9.3 | SHD-4 PAD | 4,000 | 55 |
| 17B | 18.8 | 17.8 | SHD-4 PAD | 4,000 | 95 |
| 18 | 22.0 | 21.5 | SHD-6 PAD | 6,000 | 85 |
| 19 | 30.1 | 29.4 | SHD-6 PAD | 6,000 | 131 |
| 20 | 22.8 | 19.9 | SHD-5 PAD | 5,000 | 101 |
| 21 | 23.1 | 19.9 | SH-C PAD | | 217,800 |

| | | | | | | |
|---------------|--------------|--------------|--|--|--------------|----------------|
| Totals | 395.2 | 354.3 | | | 1,392 | 334,800 |
|---------------|--------------|--------------|--|--|--------------|----------------|

Note: Due to rounding to the nearest 10th of a decimal point, numbers may not appear to add up exactly.

Note: Gross and net land area may be administratively modified by up to 5% of the identified land area with the administrative review and approval of the City of Glendale Planning Director.

| Project Projections | |
|----------------------------------|---------------|
| Gross Land Area: | 395.2 |
| Projected Population (2.8 pph): | 3,937 |
| Projected Residential Units: | 1,406 |
| Projected Commercial Square Feet | 334,800 |
| Gross Project Density: | 3.52 |
| General Plan Units Range: | 1,024 - 1,504 |

4.2.1 Residential Uses and District

The StoneHaven PAD provides for five distinct residential land use designations that are distributed throughout the community. Each of the five land use designations will be provided within each of the residential phases of the project, ensuring diversity, efficient absorption, and a variety of product and lifestyle choices for residents as the community is built out over time. In all, the residential development parcels will provide an overall gross *density* of up to 3.84 dwelling units per acre. Single family residential development will conform to City of Glendale Residential Design & Development Manual as amended within this PAD. Below is a summary of the five residential land use designations.

4.2.1.1 SHD-4 PAD (StoneHaven District 4,000 Square Foot Lots)

The SHD-4 PAD designation is a single family detached residential district with a minimum of 4,000 square foot lots. There are two development parcels within this designation (which are further divided for phasing purposes), representing 16.2% of the total site area, or 63.9 acres within the community (including the model home complex). At build out, it is estimated that up to 343 residential units will be provided within this designation.

4.2.1.2 SHD-4.5 PAD (StoneHaven District 4,500 Square Foot Lots)

The SHD-4.5 PAD designation is a single family detached residential district with a minimum of 4,500 square foot lots. There are three development parcels within this designation, representing 16.8% of the total site area, or 66.2 acres within the

community (including the model home complex). At build out, it is estimated that up to 276 residential units will be provided within this designation.

4.2.1.3 SHD-5 PAD (StoneHaven District 5,000 Square Foot Lots)

The SHD-5 PAD designation is a single family detached residential district with a minimum of 5,000 square foot lots. There are three development parcels within this designation, representing 19.8% of the total site area, or 78.2 acres within the community (including the model home complex, which provides a variety of lot sizes). At build out, it is estimated that up to 264 residential units will be provided within this designation.

4.2.1.4 SHD-6 PAD (StoneHaven District 6,000 Square Foot Lots)

The SHD-6 PAD designation is a single family detached residential district with a minimum of 6,000 square foot lots. There are three development parcels within this designation, representing 20.5% of the total site area, or 81.1 acres within the community. At build out, it is estimated that up to 294 residential units will be provided within this designation.

4.2.1.5 SHD-7 PAD (StoneHaven District 7,000 Square Foot Lots)

The SHD-7 PAD designation is a single family detached residential district with a minimum of 7,000 square foot lots. There are three development parcels within this designation, representing 16.0% of the total site area, or 63.2 acres within the community. At build out, it is estimated that up to 216 residential units will be provided within this designation.

Table 9, Development Standards, located within Section 5 of this PAD, provides regulatory development standards for the various land use designations within the StoneHaven Planned Area Development. These standards are intended to provide design and development regulations to promote property and community protections, development predictability, flexibility and variety within the community.

4.2.2 Commercial Uses

Approximately 32.9 acres of commercial land use is proposed within StoneHaven. Retail opportunities within the project will be oriented to attract businesses that complement the residential environment within and surrounding the StoneHaven community. Retail uses will be provided to promote access to services and amenities within the project via a pedestrian network that promotes walkability and reduced dependence on the automobile for basic retail, dining and service needs for residents within the community.

StoneHaven will strive to attract businesses that are suitable for the residential environment and will be generally limited to community and neighborhood-scaled commercial uses. The focus of the commercial centers are to provide residents with day to day retail uses including, but not limited to, *Grocery* markets, drug stores, dry cleaning, banking and dining establishments. At full build-out, a maximum of 334,800 square feet of commercial can be provided within the two commercial parcels.

4.3 General Development Plan

In addition to the Land Use Master Plan described above and depicted in **Figure 9**, a more detailed **General Development Plan**, depicted in **Figure 10**, has been prepared for the residential components of the property. The General Development Plan identifies the conceptual layout for Development Parcels 2-20, including the local street design, lot size and configuration, and the interconnected open space network designed throughout the community. While the General Development Plan is relatively

detailed in nature, it is intended to provide a general design concept of the single-family residential components of the StoneHaven community. Adjustments and revisions to the General Development Plan can be provided through the subdivision platting and permitting process to address engineering requirements, regulatory and/or code requirements, and minor design changes to the overall layout, without triggering an amendment to this PAD so long as the general configuration and open space connectivity is not substantially altered.

4.4 Open Space Master Plan

A major component of the overall planning and design effort for the StoneHaven community is the integration of an interconnected open space and trails plan. The open space plan includes active and passive parks and open spaces, trails and pedestrian connectivity, and an overall landscape theme and amenities plan that ties the entire community together. Each of these elements is discussed in further detail below. In all, the StoneHaven community will provide over 60-acres of open space, representing over 15% of the residential land area of the project. The overall open space program is illustrated in **Figure 11, Open Space Master Plan**.

4.4.1 Active and Passive Open Space

StoneHaven will provide an abundance of active and passive open spaces, as depicted on **Figure 11, Open Space Master Plan**. Active open spaces will be evenly distributed throughout the community, providing a variety of recreational opportunities within close proximity to all residents. Amenities will include numerous tot lots, sport courts, soccer fields, ramadas, picnic areas, informal play areas coupled with retention, and trails connecting the overall open space system throughout the community. The project will also include a community open space in the center of the community, providing a community-wide amenity for the use and enjoyment of all residents. Additional passive open spaces will be provided throughout the community along primary entry features, along primary roadways, and between active open space areas connecting the community-wide open space system and providing an open, attractive environment. Retention basins will be integrated into the active and passive open space system, while the primary active amenities such as tot lots and sport courts will remain dry during normal rainfall events.

4.4.2 Trails and Pedestrian Connectivity

StoneHaven will provide a comprehensive trail and pedestrian circulation system, providing non-motorized access throughout the community. A primary pedestrian path, six-feet in width, will be provided through the major linear open space corridor within the center of the community, providing additional connections to each development parcel and the major amenities within StoneHaven. The pedestrian path system will also provide connectivity to the Grand Canal Linear Park via the signalized intersections along Bethany Home Road at 91st Avenue, 83rd Avenue and 87th Avenue, providing opportunities to connect to the larger regional trail system throughout the City of Glendale. In addition, many of the sidewalks will be set back from the curb, providing additional opportunities for a comfortable pedestrian environment within individual neighborhoods.

4.4.3 Amenities Plan

A series of neighborhood parks will be connected to the overall open space meandering throughout the community. A variety of gathering spaces will be provided, designed for use by different sized groups. Turf for open play will be punctuated with wide bands of mass plantings providing serenity and contact with nature. Meandering trails suitable for many uses will wind their way through the community, characterized by interesting intersection points where multiple pathways meet. Multiple small pocket parks will serve as compact, densely shaded multiuse plazas. Distributed throughout the whole neighborhood, they will allow convenient use for all residents. Shade structures will serve as beautiful and functional focal points that

program the recreational space, and repeat the forms and materials used in the entry monument and walls. Open space and amenity maintenance will be the responsibility of the HOA.

4.4.4 Thematic Plant Palette

The overall plant palette will reference the agricultural heritage of the site, while also including appropriately selected transitional plants that offer seasonal interest and practical durability. Theme tree selection for different applications will be driven by scale – matching trees of corresponding stature appropriate to the relative size of the corridor. A mix of evergreen trees for shade and deciduous trees for seasonal interest will be especially concentrated in pedestrian areas to provide comfortable microclimates within paseos and recreational areas. The palette will be rounded out with a wide variety of shrubs, accents, groundcovers and vines. These will be carefully selected for each application within the project to balance aesthetic qualities with water and maintenance requirements. The palette may include, but is not limited to:

Table 4, Thematic Plant Palette

| | | | |
|----------------------|----------------------------|-----------------------------|-------------------------|
| Large Trees: | Red Push Pistache | Vines: | Bougainvillea |
| | Arizona Cypress | | Yellow Orchid Vine |
| | Palm Trees | | Trumpet Creeper |
| | Mondel Pine | | Creeping Fig |
| | Ash | | Carolina Jessamine |
| | Heritage Live Oak | | Lilac Vine |
| | Evergreen Elm | | Honeysuckle |
| | | | Hacienda Creeper |
| | | | Lady Banks' Rose |
| | | | Star Jasmine |
| | | | |
| Medium Trees: | Cascalote | Shrubs/ Accents: | Bougainvillea |
| | Desert Willow | | Japanese Boxwood |
| | Chitalpa | | Baja Fairy Duster |
| | Standard Oleander | | Dwarf Bottlebrush |
| | Swan Hill Olive | | Yellow Bird of Paradise |
| | Desert Museum Palo Verde | | Desert Spoon |
| | | | Emu Bush |
| | | | Damianita |
| | | | Mexican Honeysuckle |
| Small Trees: | Purple Orchid Tree | | Hesperaloe |
| | Purple Leaf Plum | | Texas Ranger |
| | | | Ornamental Grasses |
| Ground Cover: | Turf (not in right of way) | | Compact Myrtle |
| | Damianita | | Bear Grass |
| | Dalea | | Penstemon |
| | Lantana | | Baja Ruellia |
| | Bush Morning Glory | | Sage |
| | Rosemary | | Jojoba |
| | Verbena | | Yellow Bells |
| | Yellow Dot | | Cape Honeysuckle |

| | | | |
|----------------|------------------------|--|-------|
| | Annual Flowers | | Yucca |
| | | | Agave |
| Inerts: | Decomposed Granite | | |
| | (1/2" screened, brown) | | |
| | | | |

4.5 Community Facilities and Services

4.5.1 Fire and Emergency Response

The StoneHaven community will be served by the City of Glendale Fire Department for fire and emergency response services. The StoneHaven property is within close proximity to two Glendale Fire Stations, as identified below:

- Glendale Fire Station #158, located approximately one quarter-mile to the north on 83rd Avenue;
- Glendale Fire Station #152, located approximately two-miles to the east of the planned community;

In addition to the two City of Glendale Fire Department locations listed above, through standard service agreements between local jurisdiction, there are two City of Phoenix Fire Stations that are in close proximity to the StoneHaven community, as identified below:

- Phoenix Fire Station #25 located approximately four-miles to the southeast of the planned community; and
- Phoenix Fire Station #54 located approximately one and one half miles to the southwest of the planned community.

4.5.2 Police

The StoneHaven community will be served by the *City* of Glendale Police Department for law enforcement services.

4.5.3 Refuse Collection

The StoneHaven community will be served by the City of Glendale for residential and commercial solid waste services.

4.6 Circulation Plan

The proposed circulation system for StoneHaven is designed to offer multiple choices for mobility, including vehicular, bicycle, and pedestrian facilities. The design principles and facilities for each mobility type are discussed below.

4.6.1 Vehicular

A Traffic Impact Analysis for StoneHaven has been prepared by CivTech. The specific objective of the Traffic Impact Analysis was to evaluate land use assumptions with roadway intersection conditions for all existing and proposed roadways, determine future level of service for all major intersections affected and evaluate the need for future traffic control changes.

The existing site currently has no developed roadways or formal trail systems. There are multiple maintenance vehicle and access way points associated with the current agricultural uses of the property. The proposed roadway network for StoneHaven includes a combination of arterial roads to address regional access to the property, collector roads to distribute traffic within the community, and local streets to provide direct access to individual residential properties. Private streets and gated entries may be provided within the community. Although,

local street cross sections, will remain the same as the remainder of the community. A brief description of each roadway type and locations is provided below.

Arterial Streets:

The StoneHaven community is adjacent to four arterial streets, including Camelback Road along the southern boundary, 91st Avenue along the western boundary, Bethany Home Road extension along the northern boundary, and 83rd Avenue along the eastern boundary. Camelback Road, 91st Avenue and 83rd Avenue will be completed in accordance with the City of Glendale Standards for arterial streets as defined in the narrative below. Bethany Home Road will be designed to a slightly modified standard with a striped center median (to maintain good site distance in the curve), except at the primary intersection at 87th Avenue will include a center turn lane for movements and access into, and out of, the property as agreed to by the City of Glendale. Refer to **Figure 14, Circulation Plan** for the location and configuration of the arterial streets, and **Figure 15a, Figure 15b and Figure 15c, Street Cross Sections** for the planned roadway cross sections for Bethany Home Road, 91st Avenue and for Camelback Road adjacent to the subject property.

To promote understanding and predictability between the Applicant of StoneHaven and the City of Glendale related to appropriate and proportional arterial roadway improvements affiliated with the land use and traffic impacts generated by StoneHaven, with consideration of regional traffic patterns, the descriptions below affiliated with adjacent arterial roadways (Camelback Road, 91st Avenue, 83rd Avenue and Bethany Home Road) are provided to define right-of-way dedication and roadway improvement expectations. These descriptions are provided in lieu of the standard application of zoning stipulations (conditions of zoning approval). The descriptions defined below, supported by the roadway cross-sections provided on Figure 15, define the right-of-way and roadway improvement conditions applicable to StoneHaven with implementation over time in accordance with the Planned Area Development Phasing Plan (Figure 19). A Development Agreement between the Developer and City addresses the design and development of Bethany Home Road.

Camelback Road

Right-of-way Dedication:

- Development Parcel 20 – A 40 foot north half street exist; a 65 foot north half street will be defined by the future Final Plat.
- Development Parcel 21 – A 50 foot north half street exist; a 65 foot north half street plus a right-of-way flare to 75 feet as necessary to support the development of a right-turn lane onto north 91st Avenue will be defined by the future Site Plan.

Roadway Improvements:

- Development Parcel 20 – Construct the north half street with curb, gutter, a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way.
- Development Parcel 21 – Construct the north half street with curb, gutter, a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way. Construct a right-turn to northbound 91st Avenue.

Right-Turn / Deceleration Lanes:

- Development Parcel 20 – The developer of StoneHaven will construct a new right-turn lane at westbound Camelback Road at 87th Avenue at the time of platting and construction of Development Parcel 20. The right-turn lane will be constructed with lengths and a taper as

required by the City of Glendale but in no way will the improvements require the movement of a power pole to the east of the 87th Avenue intersection and within proximity with the intended right-turn lane unless required by SRP per SRP design standards. Development Parcel 21 – The developer of the StoneHaven commercial center on Camelback Road will construct a new right-turn lane at westbound 91st Avenue. The right-turn lane will be constructed with lengths and a taper as required by the City of Glendale but in no way will the improvements require the movement of a power pole.

Traffic Signals:

- The developer of StoneHaven is responsible to contribute 75% of the cost of a new traffic signal at 87th Avenue.

Other:

- Development Parcel 20 - SRP irrigation facilities are to be located outside of the right-of-way within a 20 foot wide easement that will parallel the Camelback Road right-of-way.
- Development Parcels 20 and 21 - North half street drainage for Camelback Road will be conveyed to on-site retention basins. Development Parcel 10 will be designed and constructed to accept the volume. Note: Areas for retention will be encumbered by both an SRP power corridor easement and an SRP irrigation fee simple strip. The SRP Power and Water Service functions will need to be in agreement with water retention within these areas.
- Development Parcel 21 - Driveway spacing for commercial development on Development Parcel 12 shall follow Glendale Standard G-454 requiring 150-foot minimum spacing.
- Development Parcel 21 - Driveways for commercial development on Parcel 21 within 500 feet of the centerline of Camelback Road or of 91st Avenue will restrict left turning movements into and out of the commercial center.
- Development Parcels 20 and 21 – Relocate all 12 kilovolt power overhead lines below grade.

91st Avenue

Right-of-way Dedication:

- Development Parcels 17 – 70 foot east half street defined by the future Final Plat.
- Development Parcels 1, 12, 13 and 21 – 70 foot east half street plus right-of-way flares necessary to support the development of deceleration lanes and/or right-turn lanes.

Roadway Improvements:

- Development Parcels 12, 13 and 21 – Construct 6-foot wide detached sidewalk and LED street lighting, per Glendale spacing standards, for length of these development parcels and phased improvements with each Final Plat. Construct 6-foot wide detached sidewalk, LED street lighting (per Glendale spacing standards) and place overhead 12 kilovolt power underground for the length of the SRP well site property.
- Development Parcels 1 and 21 – Construct 6-foot wide detached sidewalk and LED street lighting, per Glendale spacing standards, for the length of these development parcels with each Final Site Plan.

Right-Turn / Deceleration Lanes:

- Development Parcel 17 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Colter Street.

- Development Parcel 12 and 13 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Montebello Avenue.
- Development Parcel 1 – Construct a right-turn/deceleration lane on 91st Avenue northbound at Bethany Home Road.
- Development Parcel 21 – Construct a right-turn/deceleration lane on 91st Avenue northbound in to commercial center if a future traffic impact analysis, responding to the proposed commercial square footage and mix of uses, demonstrates a warrant for a lane.

Bus-Bay:

- Development Parcel 21 – Construct a bus bay for northbound 91st Avenue service at Camelback Road.

Traffic Signals:

- Development Parcel 17 - Developer will modify the signal and ITS infrastructure as necessary to construct and operate the new local street connection of Colter Street to the east of 91st Avenue.
- Development Parcel 1 - Developer will be responsible to contribute 25% of the cost of a new traffic signal at 91st Avenue and Montebello Avenue.
- Development Parcel 12 and 13 –Developer will not be responsible to contribute to the cost of a new traffic signal at 91st Avenue and Montebello Avenue. All Development Parcels - Developer of StoneHaven will contribute to a modified traffic signal at the intersection of 91st Avenue and Bethany Home Road as specified in a Development Agreement.

Other:

- Development Parcels 1, 12, 13, 17, 20, and 21 – Remove overhead 12 kilovolt power and place lines underground.
- Development Parcels 1 and 21 – Driveway spacing for commercial development shall follow Glendale Standard G-454 requiring 150-foot minimum spacing.
- Development Parcels 1 and 21 – Driveways for commercial development within 500 feet of the centerline of Bethany Home Road or Camelback Road will restrict left turning movements into and out of the commercial center.
- Development Parcels 1, 12, 13, 17, 20, and 21 – East half street drainage for 91st Avenue will be conveyed to on-site retention basins.

83rd Avenue

Right-of-way Dedication:

Development Parcels 10 and 11 – 65 foot west half street exist.

Development Parcel 10 – Provide right-of-way for a future southbound bus bay and service transfer at Bethany Home Road.

Roadway Improvements:

Development Parcels 10 and 11 - Construct the 83rd Avenue west half street with curb, gutter, and a 6-foot wide detached sidewalk, LED street lighting and landscaping within the public right-of-way for the length of the property frontage. Construct southbound bus bay on southwest corner at 83rd Avenue and Bethany Home Road.

Bus Bay

Development parcel 10 and 11 – construct a bus bay for southbound 83rd Avenue service at Bethany Home Road.

Traffic Signals:

- All Development Parcels – Developer of StoneHaven will contribute to a modified traffic signal at the intersection of 83rd Avenue and Bethany Home Road as specified in a Development Agreement.

Other:

- Development Parcels 10 and 11 – SRP irrigation facilities shall be tiled and located outside of the right-of-way within a 20-foot wide easement that will parallel the 83rd Avenue right-of-way.

Bethany Home RoadRight-of-way Dedication:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 – Dedicate 50-foot south half street by Map of Dedication. Define the north half street by the same Map of Dedication and agree to sell to the City of Glendale the north half street right-of-way and the two remnant properties severed by the determined alignment for Bethany Home Road as defined by the PAD Application. Additional obligations and conditions may be defined by a Development Agreement.

Roadway Improvements:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 – Construct Bethany Home Road full street inclusive of four lanes of pavement, curb, gutter, a 6-foot wide detached sidewalk, landscaping, LED street lighting, and communications conduit within the public right-of-way for the length of the property. Construct intersection flares at 83rd Avenue, 87th Avenue and 91st Avenue as necessary to accommodate turn movements and align through lanes. Additional obligations and conditions are defined by a Development Agreement.

Traffic Signals:

- All Development Parcels – Developer of StoneHaven will install a new traffic signal at 87th Avenue as warranted and contribute 50% of the costs of the signal. Additional obligations and conditions may be defined by a Development Agreement.
- All Development Parcels – Developer of StoneHaven will contribute to the costs to retrofit the existing signals at 91st Avenue and at 83rd Avenue to add the additional leg of traffic movement at these intersections with responsibility for relocation of the signal pole at the southeast corner of 91st Avenue and the pole at the southwest corner of 83rd Avenue and Bethany Home Road. Additional obligations and conditions may be defined by a Development Agreement.

Right-Turn / Deceleration Lanes:

- Development Parcel 10 and 11 – Construct a right-turn/deceleration lane on eastbound Bethany Home Road to southbound 83rd Avenue.

Bus-Bay:

- Development Parcel 1 – Construct a bus bay for eastbound Bethany Home Road service at 91st Avenue.
- Grand Canal Linear Park – City will be responsible for construction of westbound bus bay service at 83rd Avenue and service transfer at Bethany Home Road.

Other:

- Development Parcels 1, 2, 3, 4, 6, 8 and 10 - SRP irrigation facilities are to be maintained in existing locations within proximity and alignment of Bethany Home Road.
- All Development Parcels - This mile segment of Bethany Home Road will be designed and constructed for a future roadway that has a posted speed of 35 miles per hour.
- All Development Parcels - Pedestrian movements on the north side of Bethany Home Road will be accommodated by the existing pedestrian circulation improvements within the Grand Canal Linear Park. A separate sidewalk adjacent to the roadway is not required and will not be constructed.
- Additional obligations and conditions may be defined by a Development Agreement.

Collector Streets:

Two collector roads will serve the StoneHaven community, including 87th Avenue connecting Camelback Road to Bethany Home Road through the central portion of the community in a north/south direction, and Montebello Avenue connecting 91st Avenue to 87th Avenue, terminating at a round-about intersection in the center of the community. The collector roads north of the round-about will be built with a landscaped center median to create a unique entry experience as people enter and drive through the community. As such, a new street cross section for these two streets will be provided, including a 70 foot right-of-way, one lane in each direction, center landscaped median, a bicycle lane, LED street lighting and a seven (7) foot landscape buffer strip. In addition, a ten (10) foot Public Utility and Sidewalk Easement (PUE/SWE) will be provided with a 6-foot sidewalk meandering within the landscape buffer strip and adjacent PUE/SWE. Periodic median breaks and turn lanes will also be provided to access individual subdivisions. Refer to **Figure 14, Circulation Plan** for the location and configuration of the collector streets, and **Figure 15d, Street Cross Sections** for the detailed collector street cross section. The street cross-section to the south of the round-about (traffic calming feature) will include a 70-foot full street right-of-way, detached sidewalks and a flare as necessary to address turn lanes at the intersection of 87th Avenue and Camelback Road.

Local Streets:

The final classification of streets within the community is the local street network. The primary cross section will include a twenty-eight (28) foot pavement section, two (2) foot roll curb, and a five (5) foot attached sidewalk and LED street lighting with the remaining right-of-way to be landscaped. A detail of the local street cross section is provided on **Figure 15d, Street Cross Sections**.

4.6.2 Bicycle

StoneHaven has been designed to accommodate recreational and multi-modal transportation opportunities, including the development of bicycle lanes along all collector streets, and the establishment of an interconnected pedestrian path network through the community. **Figure 14, Circulation Plan**, identifies the location of proposed pedestrian path and dedicated bicycle lanes that will allow residents to travel throughout the StoneHaven community and beyond to the greater Glendale bicycle trail system.

Six (6) foot bicycle lanes will be provided on all collector streets to facilitate safe and comfortable bicycle movement through the community. The pedestrian path system includes six-foot wide concrete surface pathways for use by pedestrians. As individual parcels within StoneHaven develop on a phased basis, the path system will provide continuous connectivity throughout the StoneHaven trail and *open space* network.

4.6.3 Pedestrian

The Circulation Plan and General Development Plan were designed with a notable emphasis on pedestrian circulation and access to *open space*, which connects the various development parcels within the community to the overall open space system. The pedestrian circulation plan provides various opportunities to connect residential neighborhoods, public trails and *open space* amenities throughout the community. The plan also provides connection opportunities to the regional Grand Canal Linear Park to the north at 87th Avenue/Bethany Home Road signalized intersections along Bethany Home Road.

Pedestrians will have access to six-foot wide detached sidewalks on the arterial streets and collector streets and five-foot wide attached sidewalks on local streets. The setback sidewalks on arterial and collector streets will create opportunities for shade and a more comfortable and attractive pedestrian environment throughout the community by providing a landscape buffer between the edge of the street and sidewalk alignment.

Both bicyclists and pedestrians will have access to *off-street* trails or paths located within the StoneHaven *open space* network. The primary unifying trail location lies within the central *open space* network and will promote pedestrian circulation within the planned community and enhance accessibility to a variety of users. This primary trail corridor will also connect the residents of StoneHaven to the greater surrounding pedestrian circulation network including a crossing to the Grand Canal Linear Park trail system at 87th Avenue and Bethany Home Road.

4.7 Drainage Plan

A Preliminary Drainage Plan is provided with this application as **Figure 16, Drainage Plan**. A summary of existing site conditions has been provided in Section 3.3. The Preliminary Drainage Plan has been prepared in accordance with the City of Glendale and the Flood Control District of Maricopa County requirements. The Preliminary Drainage Plan is based on the following drainage concepts and design criteria:

Drainage Concept & Criteria

According to the current FEMA Flood Insurance Rate Maps (October 16, 2013, 04013C1695L & 04013C1715L) StoneHaven is not located within any special flood hazard zones. The area surrounding the site generally falls to the southwest at a relatively mild slope. The Bethany Home/Grand Canal Flood Control Project, which was completed in 2010, serves as an outfall for the regional watershed located upstream from StoneHaven. There are no significant onsite drainage facilities currently present within StoneHaven, and the offsite drainage impacts are limited to minor runoff produced by the adjacent 83rd Avenue, 87th Avenue, 91st Avenue and Camelback Road half-street frontages.

The proposed drainage system will route onsite rainfall runoff, as well as the runoff produced by the adjacent half-streets, to retention facilities. These facilities will consist of surface basins for the residential portions of the project and potentially a combination of surface and underground basins/vaults for the commercial parcels within the site. These retention facilities will be sized to store the runoff produced by the 100-year, 2-hour design storm event in accordance with City of Glendale design standards. The following general standards shall also be applied as more detailed design is prepared:

- Basins will be designed as multipurpose facilities where practicable. Basins may be deeper than the normal three (3) foot standard and may be used as open space and recreational amenities. Special safety and visual considerations will be evaluated where basin depths

exceed three (3) feet. It is recommended that the side slopes not exceed 4 horizontal to 1 vertical (4:1) on basin slopes.

- All finished floor elevations will be set a minimum one foot above the 100-year high adjacent water surface elevation.
- Streets shall be designed to convey the respective 10-year peak design discharge within the curbs, and the 100-year peak discharges will be conveyed within the right-of-way limits.

The Preliminary Drainage Plan included with this application shows the general flow patterns in the vicinity of StoneHaven and conceptually how the onsite stormwater runoff will be directed to retention facilities. A Master Drainage Report shall be prepared to establish drainage parameters for the detailed site planning of the StoneHaven community.

A detailed, fully developed hydrologic analysis of street flows, retention facilities and the final design of improvements around them are beyond the scope of the Preliminary Drainage Plan and the Master Drainage Report. These design elements shall eventually be addressed and documented in accordance with City of Glendale standards via final drainage reports submitted alongside improvement plan sets.

4.8 Water and Wastewater Plan

Water

A Preliminary Water Plan is provided with this application as **Figure 17, Water Master Plan**. Water for StoneHaven will be provided by the City of Glendale water system. The site is located within pressure zone IV of the *City's* system.

Existing water infrastructure immediately adjacent to StoneHaven includes a 24-inch water main along the Grand Canal Linear Park north of the community, a 12-inch water main along 91st Avenue west of the community, an 8-inch water main that transitions to a 12-inch water main along Camelback Road at the south end of the community, a 12-inch water main along 83rd Avenue, a parallel 6-inch water main along 83rd Avenue, a 12-inch water main along 87th Avenue, and a 12-inch water main that transitions to an 8-inch water main along Missouri Avenue immediately east of the community.

The onsite water infrastructure for StoneHaven will consist of an internal network of looped 8-inch and 12-inch waterlines. The 8-inch waterlines will be located within each parcel, and the 12-inch waterlines will be located along the Bethany Home Road and 87th Avenue alignments within the community. The network of onsite waterlines will tie into the existing offsite water mains at several locations as shown in **Figure 17** to create a fully looped distribution system.

The Preliminary Water Plan included with this application shows the anticipated alignments and sizing for the onsite waterlines but does not include hydraulic modeling. To support the preparation of design and construction documents, a Master Water Report shall be prepared and shall include a hydraulic model of the proposed onsite system to verify that the proposed system will provide adequate water to meet the community's projected domestic and fire flow water demands.

Wastewater

A Preliminary Wastewater Plan is provided with this application as **Figure 18, Wastewater Master Plan**. Wastewater service for StoneHaven will be provided by the City of Glendale. The City's wastewater collection system contains several existing sewer mains immediately adjacent to the StoneHaven community, including an existing 24-inch sewer main along 91st Avenue west of the community, an existing 48-inch sewer main along Camelback Road south of the community, and an existing 10-inch main along 87th Avenue, which forms the southeast boundary of the community. The City's wastewater collection system also includes an existing 21-inch sewer main along 83rd Avenue, and an existing 8-inch sewer main along Missouri Avenue, just east of the community. The offsite sewers route wastewater flows south to Camelback Road and then west in Camelback to a diversion structure located at 98th Avenue. At this point a portion of the flows are directed southerly to a main in 99th Avenue which conveys flow to the 91st Avenue Wastewater Treatment Plant. The 99th Avenue sewer main and 91st Avenue WWTP are owned by the Sub-Regional Operating Group (SROG). The balance of the flow from the diversion structure are routed through a pump station to the City of Glendale's West Area Reclamation Facility. Wastewater flows generated from StoneHaven will be directed to the 98th Avenue diversion structure.

The proposed onsite wastewater system infrastructure for StoneHaven will consist of a network of 8-inch gravity sewer mains. Because the existing offsite sewer mains are relatively shallow and because the terrain within StoneHaven is generally flat, it is anticipated that a large portion of the community will need to be served by a network of 8-inch gravity sewer lines that will generally route wastewater from each of the units to an onsite lift station, which will then pump the wastewater flows to either the 24-inch offsite sewer main in 91st Avenue or the 48-inch offsite sewer main in Camelback Road. Alternatively, the City of Glendale Water Services Department Director, at his sole discretion, may review and allow adjustments to standard pipe slope requirements and allow a system of gravity sewer outfall during the Preliminary Plat Review for the Phase One Development.

If a lift station is incorporated into the design and development of the community, it is anticipated that the lift station and force main will generally be located in the southwestern area of StoneHaven in a location generally consistent with that depicted on **Figure 18, Wastewater Plan**. The exact location of these facilities will be determined through the preliminary platting and design stages of the project. Where feasible, wastewater flows from several areas within the development that are immediately adjacent to the offsite sewer mains will be routed by 8-inch onsite gravity sewer lines directly to the offsite mains. This will minimize the required lift station and force main sizing and will also minimize the associated power and maintenance requirements for these facilities. The wastewater lift station will be designed and built by the developer of StoneHaven, then operated and maintained by the City of Glendale in perpetuity.

Based on discussions with City staff, it is understood that the offsite sewer mains and wastewater treatment facilities downstream from StoneHaven have sufficient excess capacity to serve the anticipated wastewater flows from StoneHaven.

The Preliminary Wastewater Plan included with this application shows the alignments of the existing offsite sewer mains as well as the general alignments for the proposed 8-inch onsite sewer lines. As noted above, the lift station location and force main alignment will be determined through the preliminary platting and design stages.

A Master Wastewater Report shall be prepared, at the time of final design, to further establish the wastewater parameters, identify specific gravity alignments, and determine feasible locations for the lift station for the detailed site planning of the StoneHaven community.

4.9 Conceptual Phasing Plan

The StoneHaven PAD is being planned in three primary phases for the residential components of the community, to be developed over several years. The commercial components will be independent of the residential phasing, and will be developed based on market demand. With a combination of residential and commercial land uses proposed, the predictability of the rate of development is often difficult to forecast, in particular as it relates to market-driven commercial development. Ultimately, the rate of *Dwelling* unit production and absorption, as well as commercial development will depend on the housing and commercial demand exhibited within the Western Glendale region for desired residential product types, price points and the coordinated provision of infrastructure. **Figure 19, Conceptual Phasing Plan**, proposes a phasing pattern for the residential development parcels and adjacent roadway infrastructure which approaches the property development logically, allowing opportunity for the developer to bring multiple *Lot* sizes and product types to the market simultaneously, while creating strong marketing window opportunities and entry monuments into the community with the initial phase of development. Each residential phase includes a mix of five proposed lot sizes, ensuring a balance of residential densities, product types and price points are provided within each phase of development.

It is the intent of the Conceptual Phasing Plan to illustrate the current proposed strategy for the phased development of this community. With the many considerations that contribute to this development strategy, such as market conditions, access and extensions of infrastructure, the phasing out of the agricultural uses, and the arrival experience to the community, the Conceptual Phasing Plan defines one possible strategy for the development of the community. It is not the intent that this Conceptual Phasing Plan set a regulatory standard for phased development. Therefore, the developer(s) of StoneHaven may propose an alternative Conceptual Phasing Plan as necessary to address development priorities and/or market conditions over time. It is the intent of this provision to grant the Glendale Planning Director with the administrative authority to review and approve such phasing plan adjustments so long as appropriate proportional infrastructure requirements are available to serve each phase of development.

Phase 1:

As currently proposed, Phase 1 of the residential development within StoneHaven will include the development of Development Parcels 2b, 7, 9, 12, 13, 14, 15, 16 and 17A. In addition, roadway improvements associated with Phase 1 will include portions of the eastern half of 91st Avenue, Montebello from 91st Avenue to the proposed round-about, and 87th Avenue from Camelback Road to the proposed round-about.

Phase 2:

Phase 2 of the residential development will include the remaining portion of Development Parcel 17 (17b), and all of Development Parcels 10, 11, 18, 19 and 20. Roadway improvements associated with Phase 2 will include 83rd Avenue, Camelback Road from 87th Avenue to the western boundary of parcel 20, and 91st Avenue along the frontage of Development Parcel 17b.

Phase 3:

Phase 3 of the residential development will include Development Parcels 2a, 3, 4, 5, 6, and 8. Roadway improvements associated with Phase 3 will include the remaining segment of 87th Avenue for a connection with Bethany Home Road.

Commercial:

As discussed above, the commercial development parcels will be developed based on market conditions and are not associated with any specific residential phases. As each commercial parcel is developed, the associated roadway improvements adjacent to the property will be provided as shown on **Figure 19, Conceptual Phasing Plan**.

Bethany Home Road:

Bethany Home Road will be constructed in a single phase as a public/private partnership and as defined by the Companion Development Agreement.

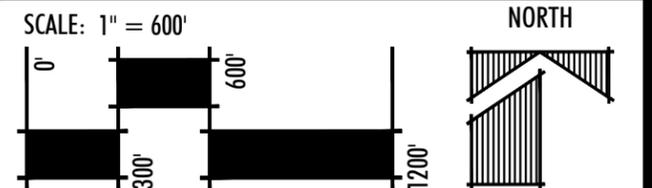
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 9 LAND USE MASTER PLAN

| LAND USE LEGEND: | DISTRICT: |
|-------------------------------|-------------|
| Courtyard Homes - Type 1 | SHD-4 PAD |
| Single Family Homes - Type 2 | SHD-4.5 PAD |
| Single Family Homes - Type 3 | SHD-5 PAD |
| Single Family Homes - Type 4 | SHD-6 PAD |
| Single Family Homes - Type 5 | SHD-7 PAD |
| Commercial | SHC PAD |
| Private Park/Amenity Area | |
| Open Space | |
| TARGET SALES CENTER LOCATIONS | |

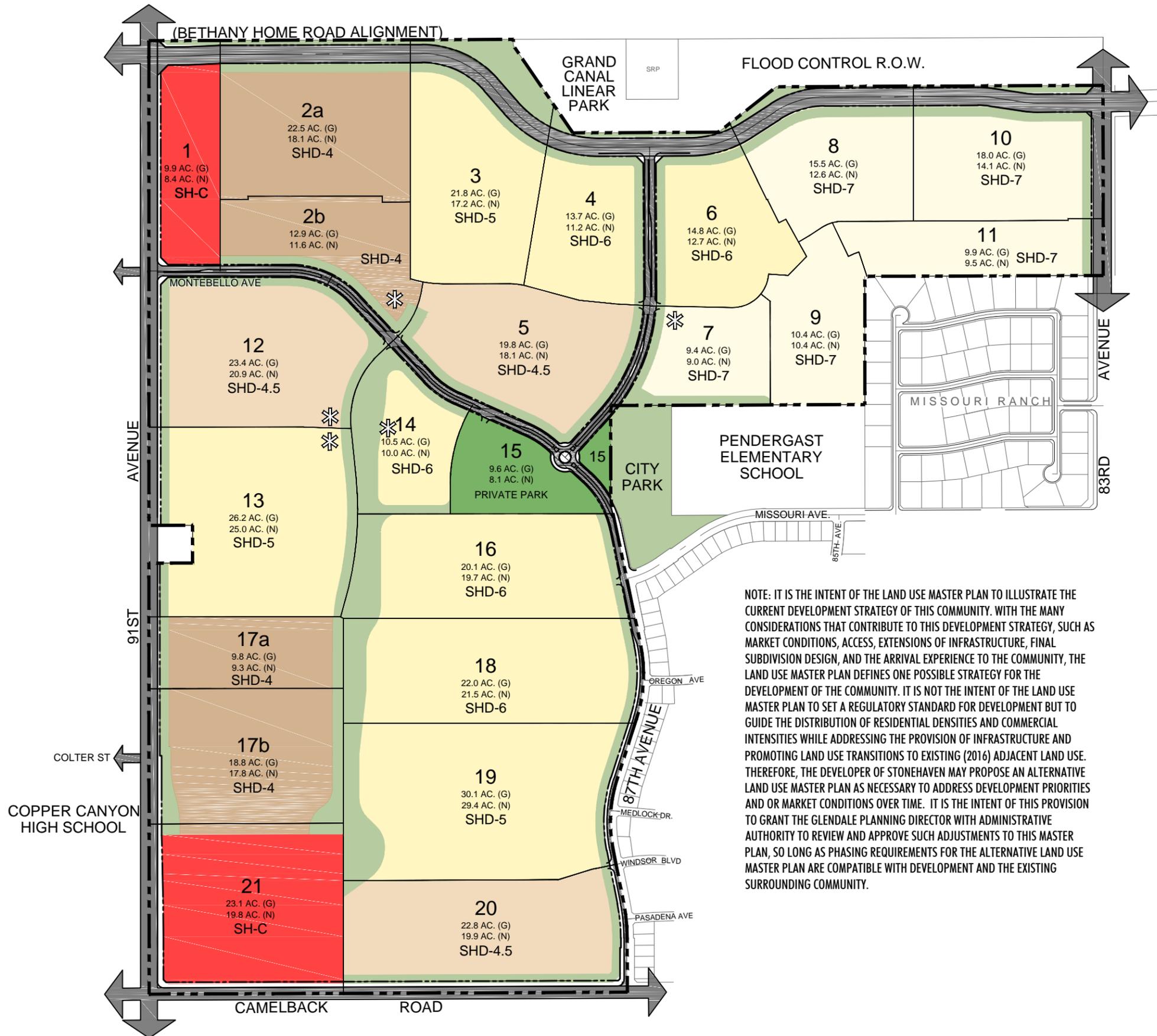
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NOTE: IT IS THE INTENT OF THE LAND USE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2016) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 10

GENERAL DEVELOPMENT PLAN

LAND USE LEGEND:

- Courtyard Homes - Type 1
- Single Family Homes - Type 2
- Single Family Homes - Type 3
- Single Family Homes - Type 4
- Single Family Homes - Type 5
- Commercial
- Private Park/Amenity Area
- Open Space

DISTRICT:

- SHD-4 PAD
- SHD-4.5 PAD
- SHD-5 PAD
- SHD-6 PAD
- SHD-7 PAD
- SHC PAD

OTHER SYMBOLS:

- POTENTIAL GATE LOCATIONS
- TARGET SALES CENTER LOCATIONS

ZONING CASE #:
ZON 17-01

| Project Projections | |
|-----------------------------------|-------------|
| Gross Land Area: | 395.2 |
| Projected Population (2.8 pph): | 3,898 |
| Projected Residential Units: | 1,392 |
| Projected Commercial Square Feet: | 334,800 |
| Gross Project Density: | 3.52 |
| General Plan Units Range: | 1,045-1,554 |

StoneHaven Land Use Program

| Parcel # | Gross Area (Acres) | Net Area (Acres) | Land Use Designation | Min. Lot Area | Maximum Residential Units | Max. Comm. Sq. Ft. | Phase |
|----------------|--------------------|------------------|----------------------|---------------|---------------------------|--------------------|-------|
| 1 | 9.9 | 8.4 | SH-C | - | - | 117,000 | - |
| 2A | 22.5 | 18.1 | SHD-4 | 4,000 | 114 | - | 3 |
| 2B | 12.9 | 11.6 | SHD-4 | 4,000 | 58 | - | 1 |
| 3 | 21.8 | 17.2 | SHD-5 | 5,000 | 74 | - | 3 |
| 4 | 13.7 | 11.2 | SHD-6 | 6,000 | 41 | - | 3 |
| 5 | 19.8 | 18.1 | SHD-4.5 | 4,500 | 83 | - | 3 |
| 6 | 14.8 | 12.7 | SHD-6 | 6,000 | 34 | - | 3 |
| 7 | 9.4 | 9.0 | SHD-7 | 7,000 | 29 | - | 1 |
| 8 | 15.5 | 12.6 | SHD-7 | 7,000 | 53 | - | 3 |
| 9 | 10.4 | 10.4 | SHD-7 | 7,000 | 29 | - | 1 |
| 10 | 18.0 | 14.1 | SHD-7 | 7,000 | 52 | - | 2 |
| 11 | 9.9 | 9.5 | SHD-7 | 7,000 | 38 | - | 2 |
| 12 | 23.4 | 20.9 | SHD-4.5 | 4,500 | 110 | - | 1 |
| 13 | 26.2 | 25.0 | SHD-5 | 5,000 | 113 | - | 1 |
| 14 | 10.5 | 10.0 | SHD-6 | 6,000 | 26 | - | 1 |
| 15 | 9.6 | 8.1 | PAD | - | - | - | 1 |
| 16 | 20.1 | 19.7 | SHD-6 | 6,000 | 71 | - | 1 |
| 17A | 9.8 | 9.3 | SHD-4 | 4,000 | 55 | - | 1 |
| 17B | 18.8 | 17.8 | SHD-4 | 4,000 | 95 | - | 2 |
| 18 | 22.0 | 21.5 | SHD-6 | 6,000 | 85 | - | 2 |
| 19 | 30.1 | 29.4 | SHD-5 | 5,000 | 131 | - | 2 |
| 20 | 22.8 | 19.9 | SHD-4.5 | 4,500 | 101 | - | 2 |
| 21 | 23.1 | 19.9 | SH-C | - | - | 217,800 | - |
| Totals: | 395.2 | 354.4 | | | 1392 | 334,800 | |

NOTE: GROSS AND NET LAND AREA MAY BE ADMINISTRATIVELY MODIFIED UP TO 5% OF THE DEFINED LAND AREA WITH THE ADMINISTRATIVE REVIEW OF THE CITY OF GLENDALE PLANNING DIRECTOR

NOTE: IT IS THE INTENT OF THE GENERAL DEVELOPMENT PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2016) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

Subject to engineering and City review and approval.

SCALE: 1" = 600'

NORTH

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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 11 OPEN SPACE MASTER PLAN

LEGEND:

- | | |
|--|---|
|  SHD-4 |  TYPICAL AMENITY AREA |
|  SHD-4.5 |  TURF AREAS |
|  SHD-5 & SHD-6 |  LANDSCAPE AREAS |
|  SHD-7 |  COMMUNITY ENTRY MONUMENT |
|  MODEL HOME LOT LOCATIONS |  NEIGHBORHOOD ENTRY MONUMENT |
|  COMMERCIAL |  POTENTIAL GATED ENTRY |

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SCALE: 1" = 600'



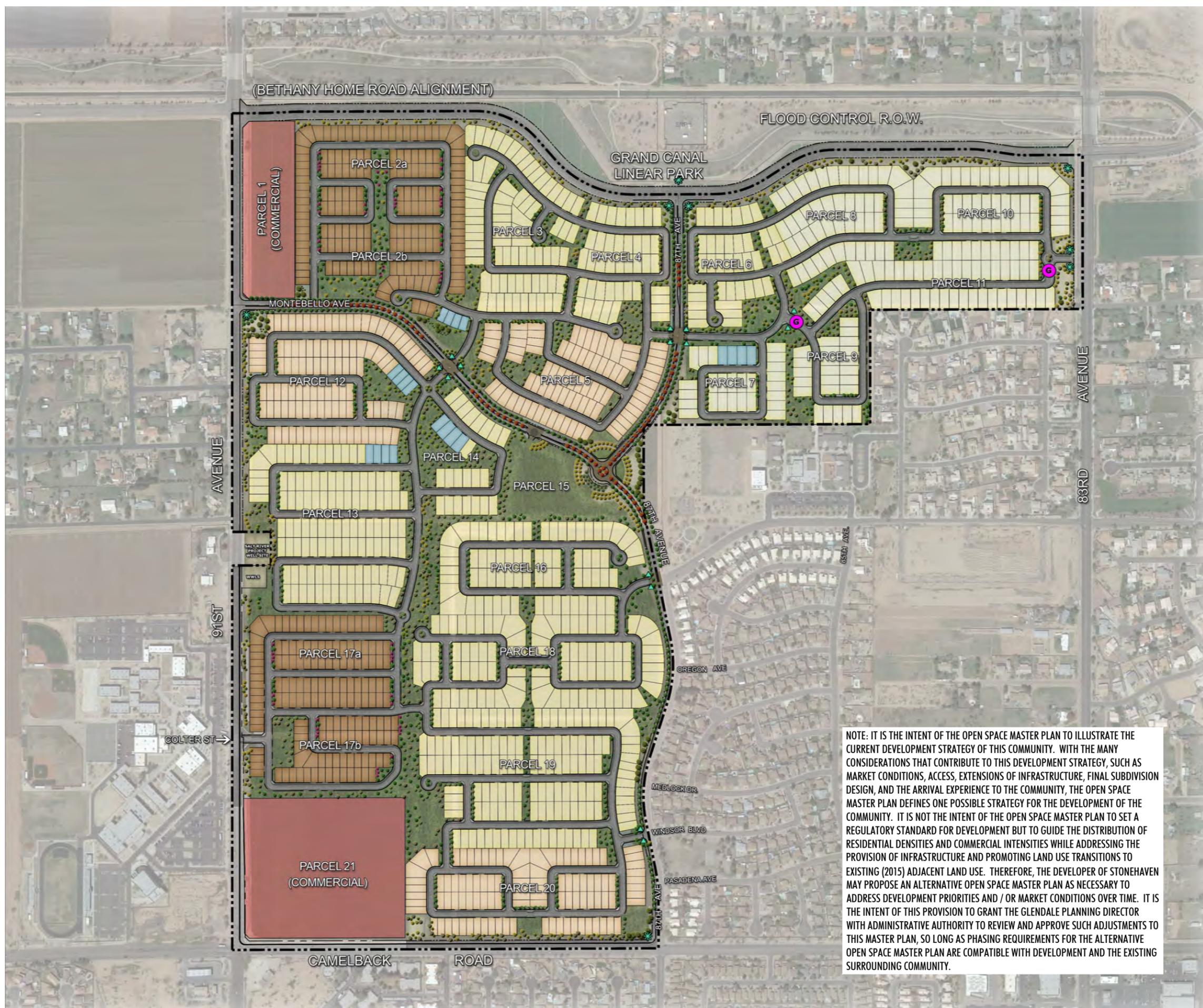
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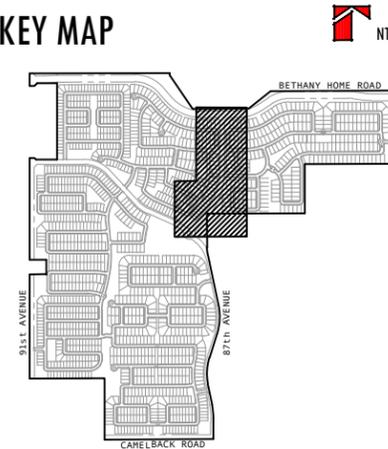


NOTE: IT IS THE INTENT OF THE OPEN SPACE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE OPEN SPACE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE OPEN SPACE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE OPEN SPACE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE OPEN SPACE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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KEY MAP



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 12 a ENTRY MONUMENT AND AMENITIES CONCEPT

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SCALE: 1" = 200'



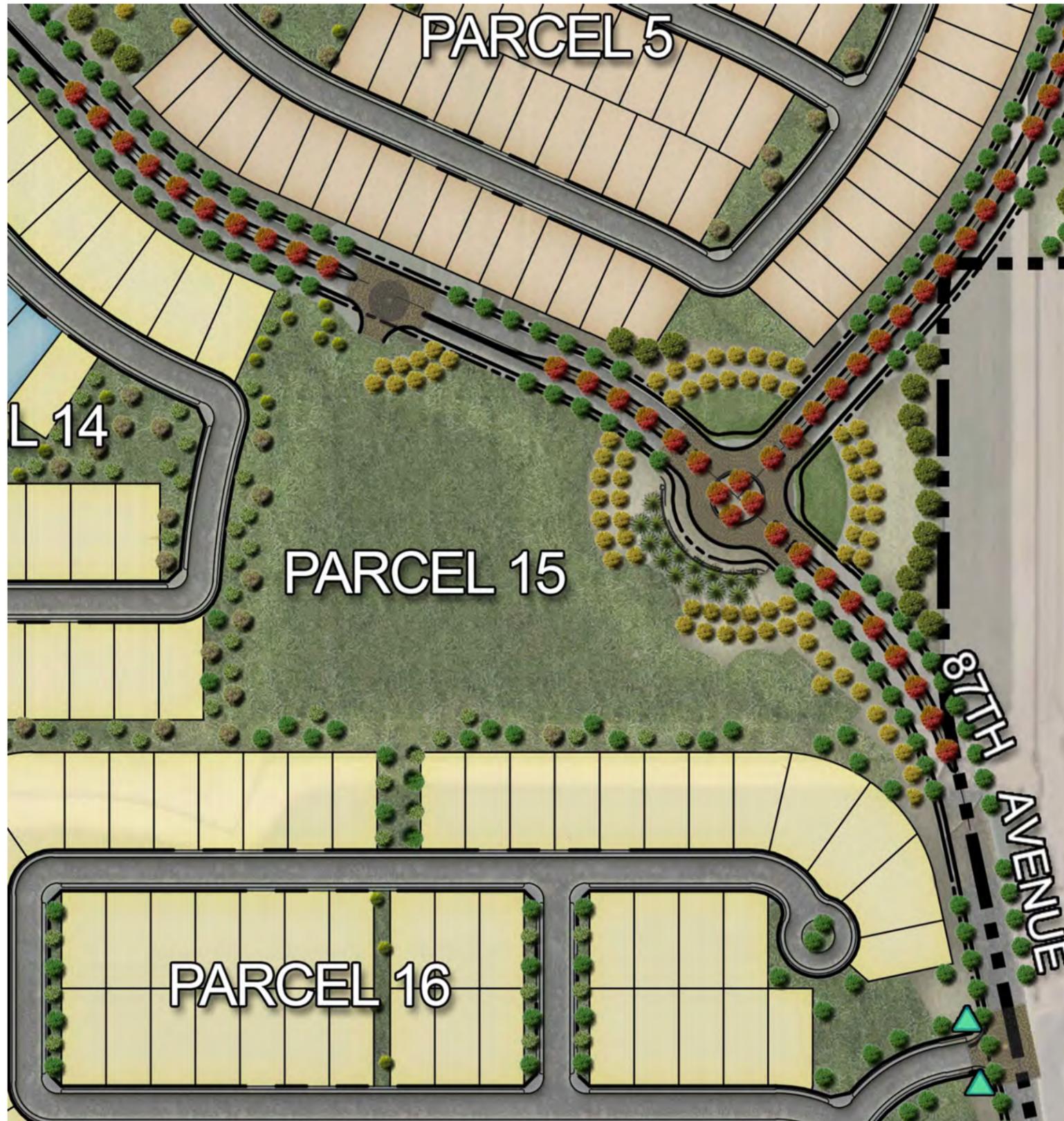
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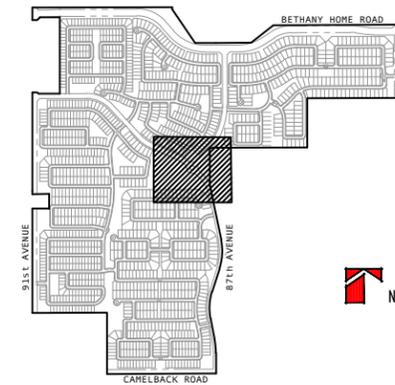
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KEY MAP



STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 12 b
COMMUNITY OPEN SPACE
CONCEPTUAL PLAN

ZONING CASE #: ZON 17-01
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SCALE: NTS

0

NORTH

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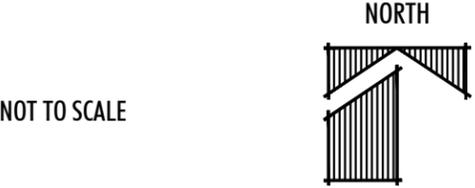


STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 13 LANDSCAPE CHARACTER IMAGES

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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 14 CIRCULATION PLAN

LEGEND:

- PEDESTRIAN SIDEWALK
- PEDESTRIAN PATH
- ON STREET BIKE LANE
- ARTERIAL STREET
- COLLECTOR STREET
- LOCAL STREET (EXISTING)
- LOCAL STREET CONNECTION (FUTURE)
- COMMERCIAL DRIVEWAY
- STADIUM GAME DAY INTERSECTION MANAGEMENT
- TRAFFIC LIGHT LOCATIONS

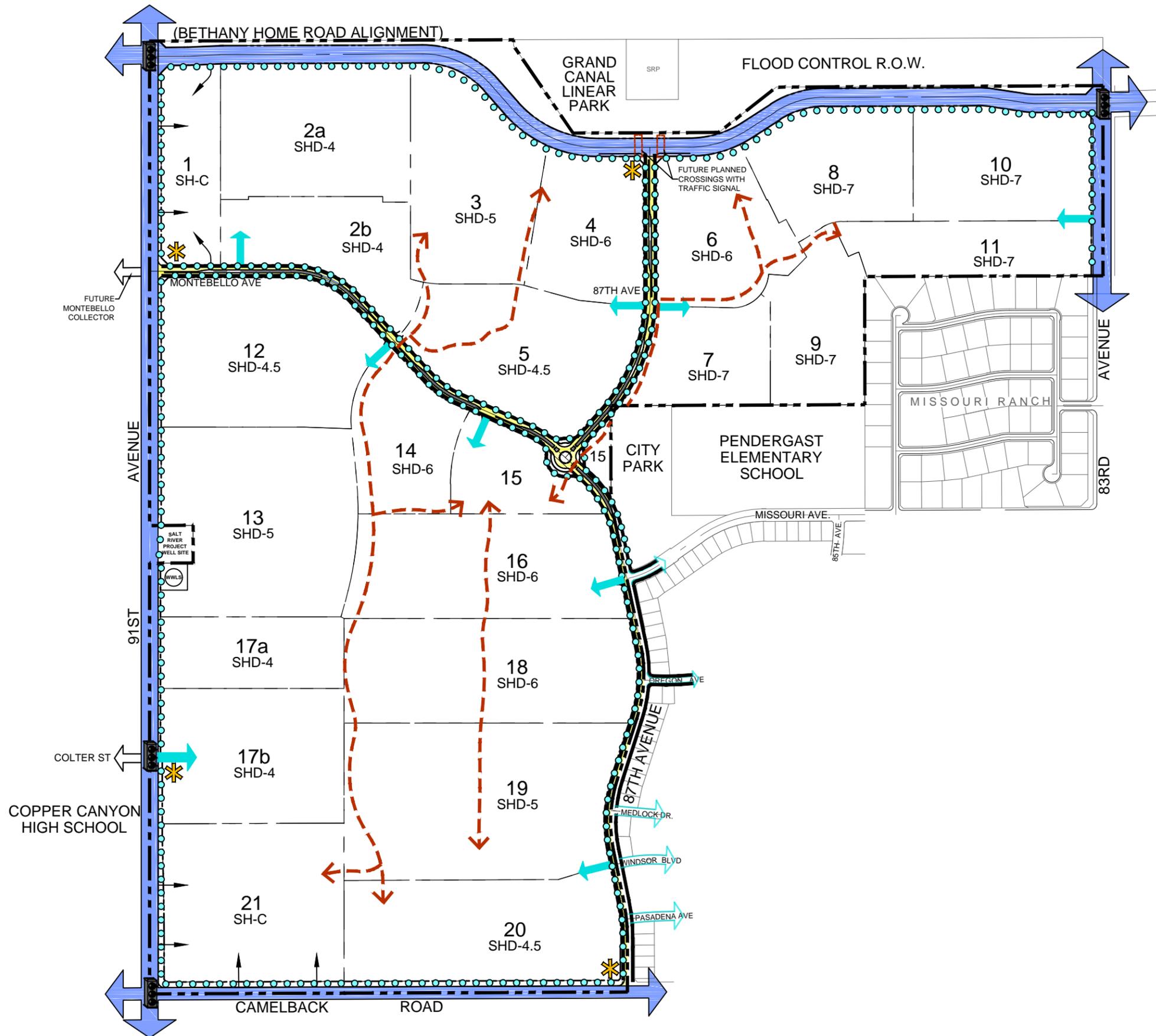
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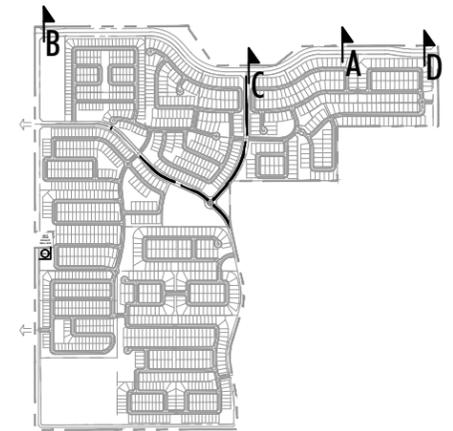
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STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15a

STREET CROSS SECTIONS BETHANY HOME ROAD



NOTE:
ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

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SCALE: NOT TO SCALE

NORTH



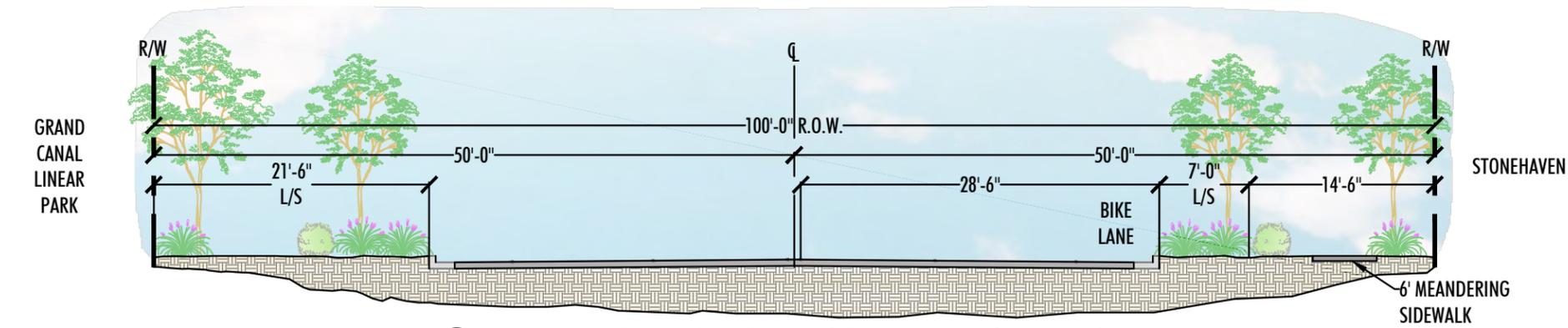
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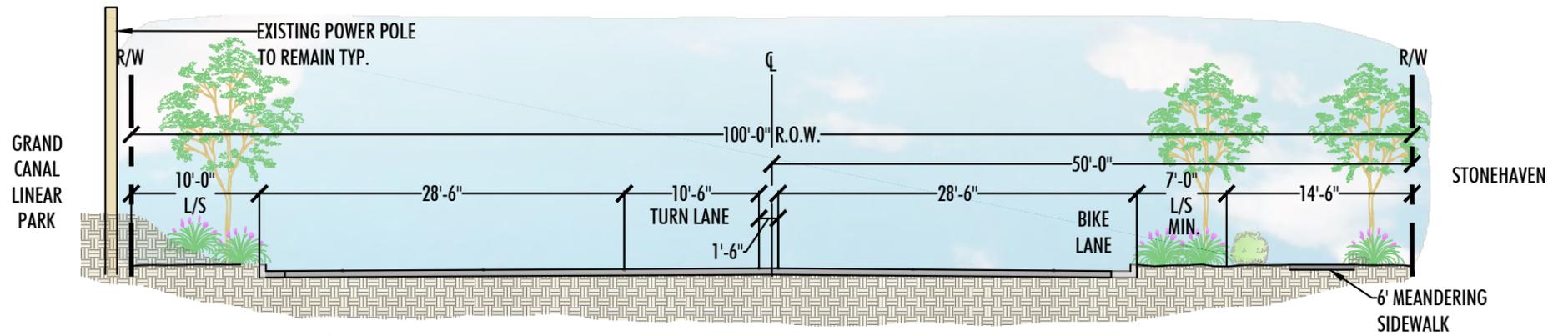
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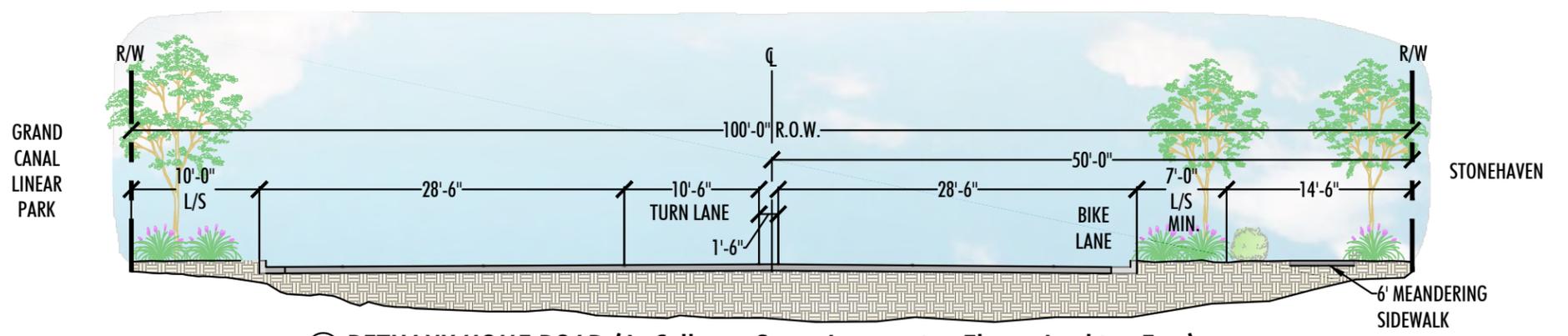
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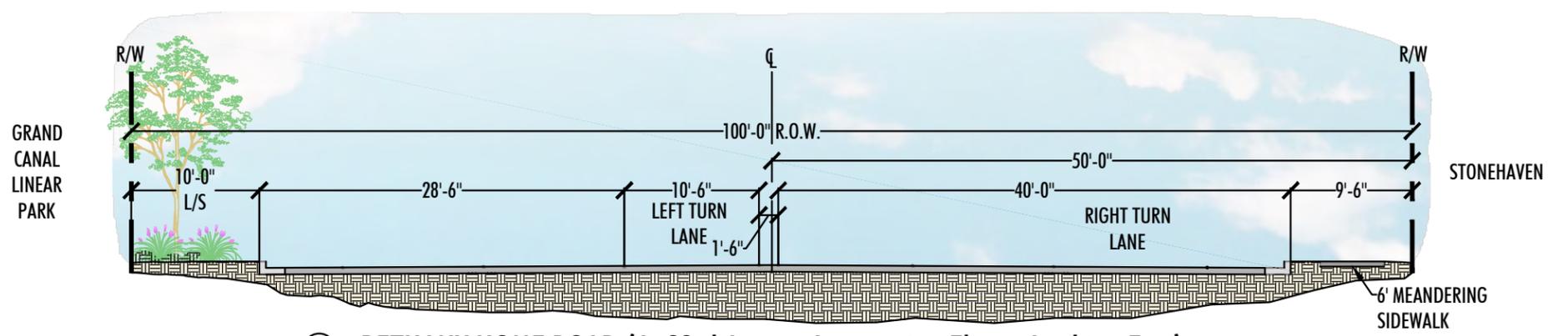
Ⓐ BETHANY HOME ROAD (Typical Section - Looking East)



Ⓑ BETHANY HOME ROAD (At Arterial Street Intersection Flare - Looking East)



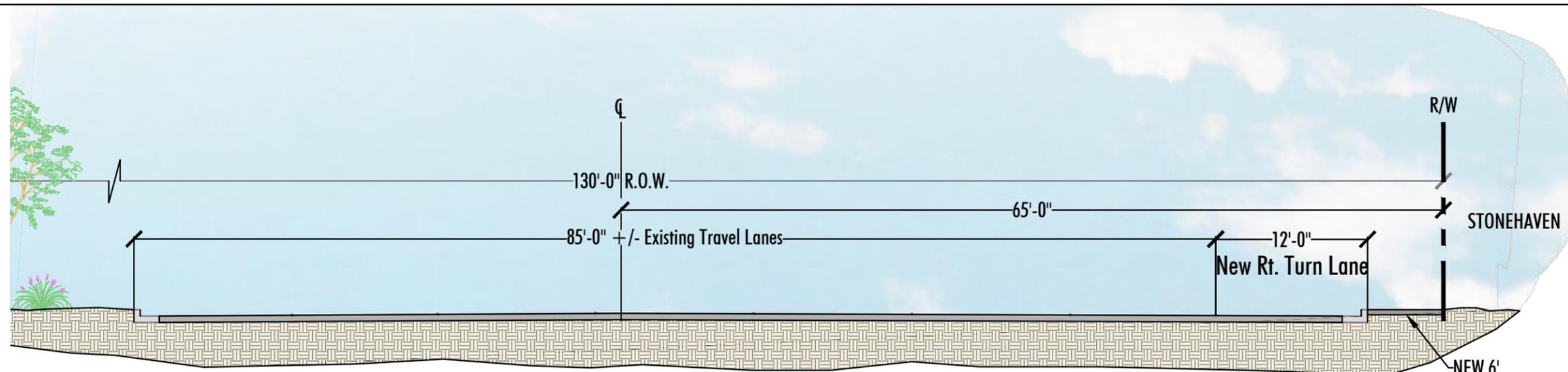
Ⓒ BETHANY HOME ROAD (At Collector Street Intersection Flare - Looking East)



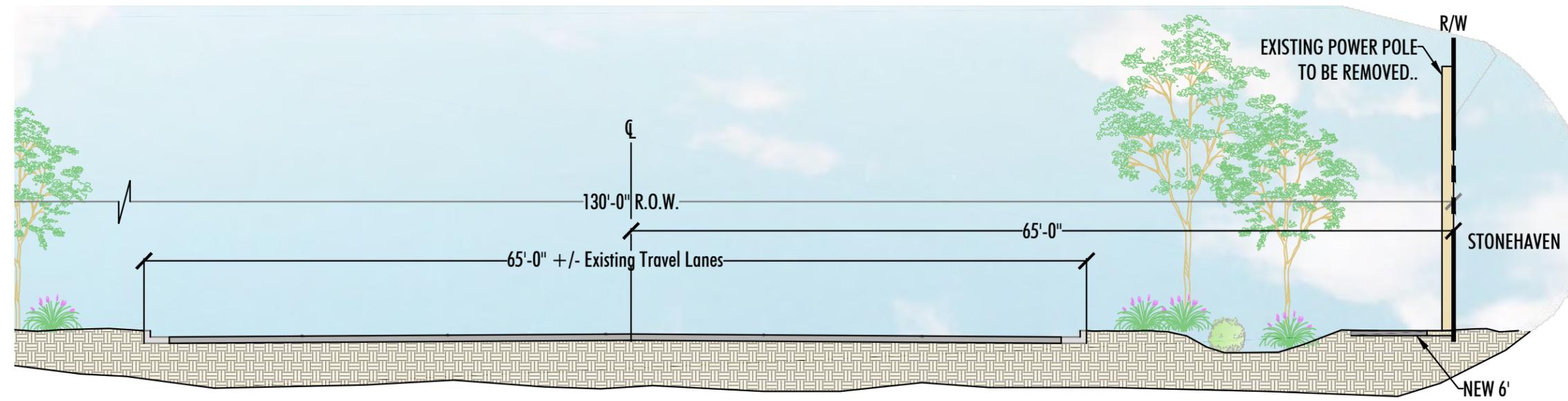
Ⓓ BETHANY HOME ROAD (At 83rd Avenue Intersection Flare - Looking East)



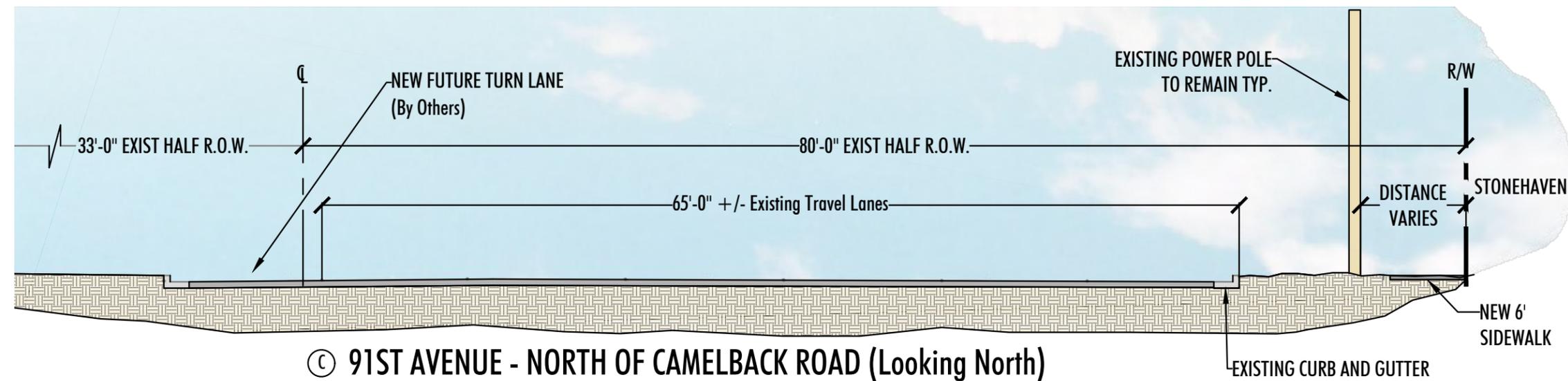
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Ⓐ 91ST AVENUE - SOUTH OF BETHANY HOME ROAD (Section-Looking North)



Ⓑ 91ST AVENUE (Typical Existing Section-Looking North)

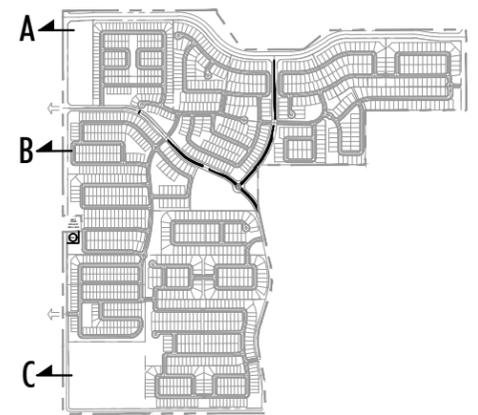


Ⓒ 91ST AVENUE - NORTH OF CAMELBACK ROAD (Looking North)

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 15b
STREET CROSS SECTIONS
91ST AVENUE



NOTE:
ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

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SCALE: 1" = 10'



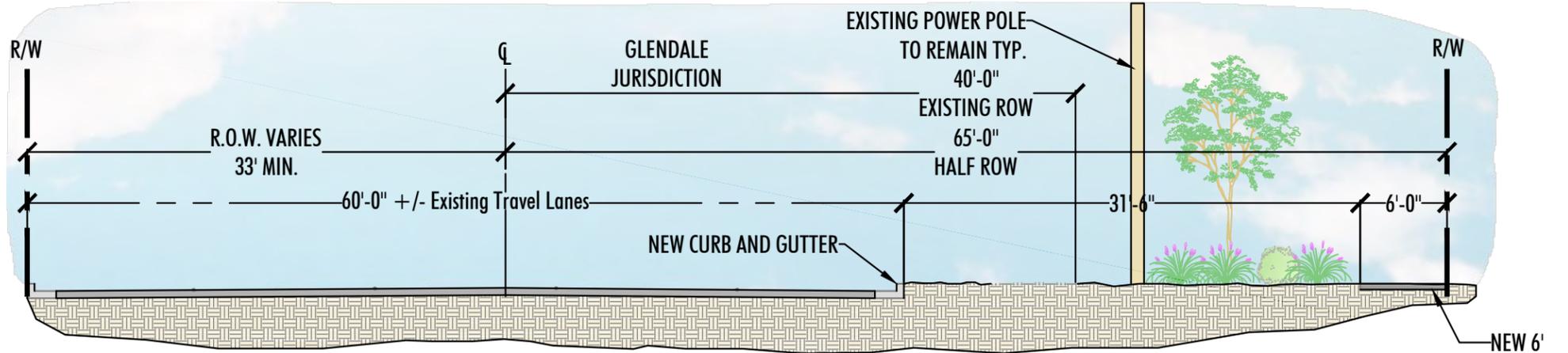
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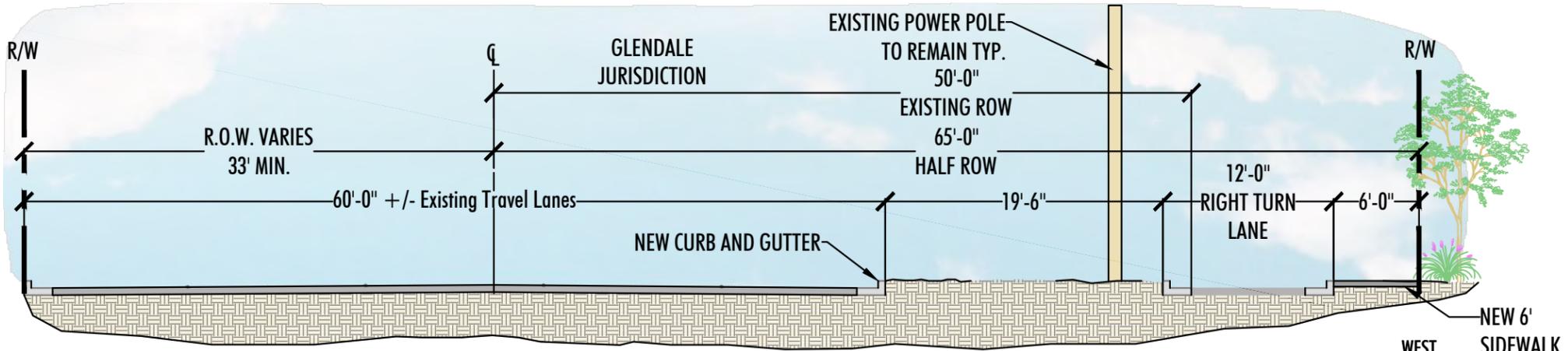
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PHOENIX JURISDICTION

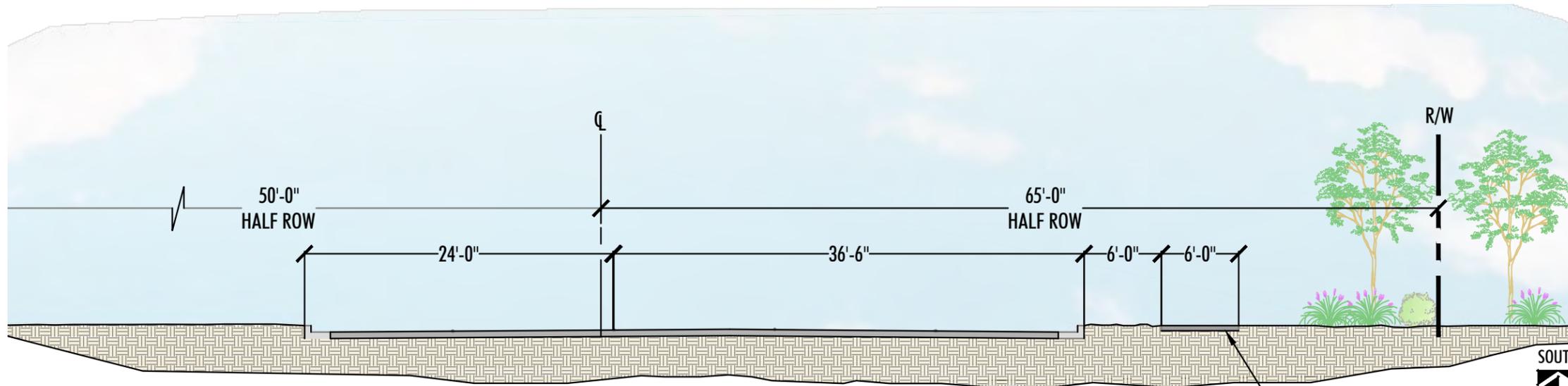


(A) CAMELBACK ROAD (Typical Existing Section - Looking West)

PHOENIX JURISDICTION



(B) CAMELBACK ROAD (Flared Section at 91st Ave. - Looking West)



(C) 83rd AVENUE (Typical Existing Section - Looking South)

STONEHAVEN

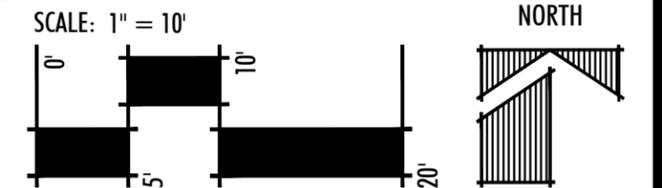
PLANNED AREA DEVELOPMENT

FIGURE 15c STREET CROSS SECTIONS CAMELBACK ROAD



NOTE: ALL EXISTING LANE WIDTHS SHOWN ARE ASSUMED AND SHOULD BE VERIFIED. PROPOSED LANE CONFIGURATIONS ARE BASED UPON AND SHALL BE COMPLIANT WITH THE REQUIREMENTS OF THE FINAL APPROVED TRAFFIC IMPACT STUDY PREPARED BY CIVTECH.

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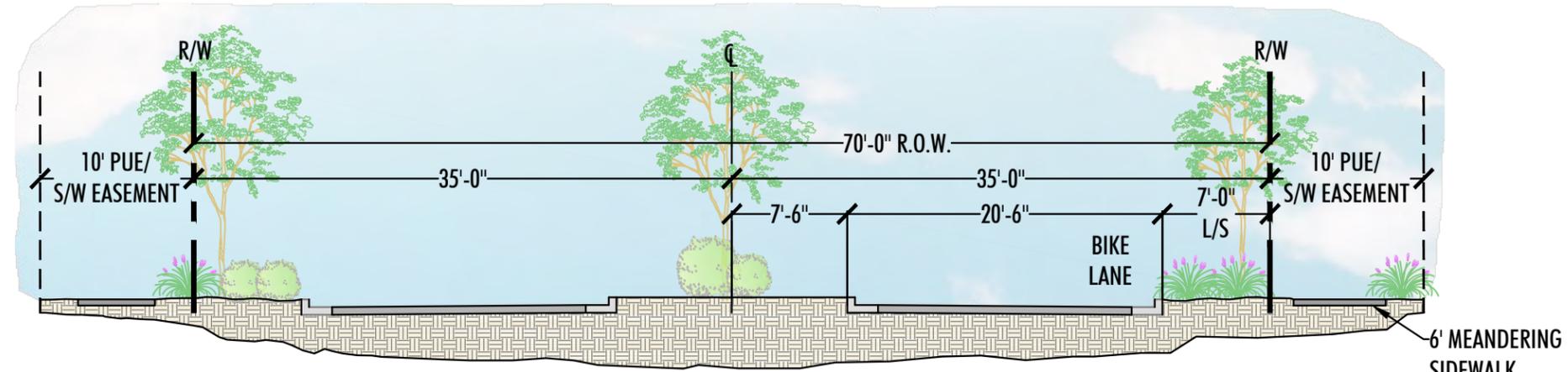
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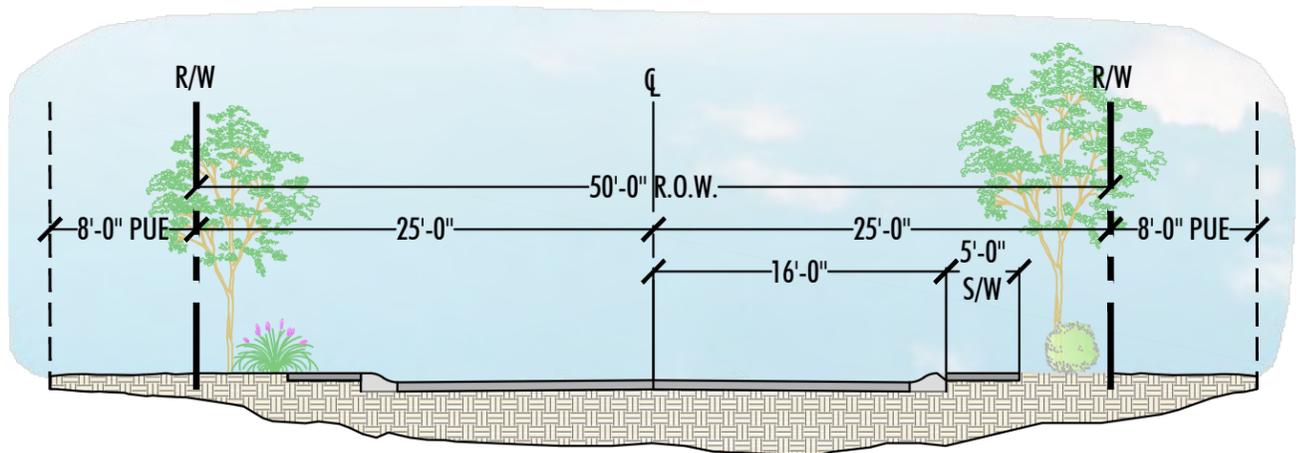
PLANNED AREA DEVELOPMENT

FIGURE 15d STREET CROSS SECTIONS COLLECTOR AND LOCAL STREETS



(A) COLLECTOR ROADS - MONTEBELLO AVENUE & 87TH AVENUE

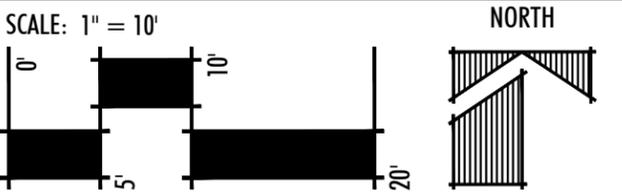
SCALE: 1" = 10'



(B) TYPICAL LOCAL STREET

SCALE: 1" = 10'

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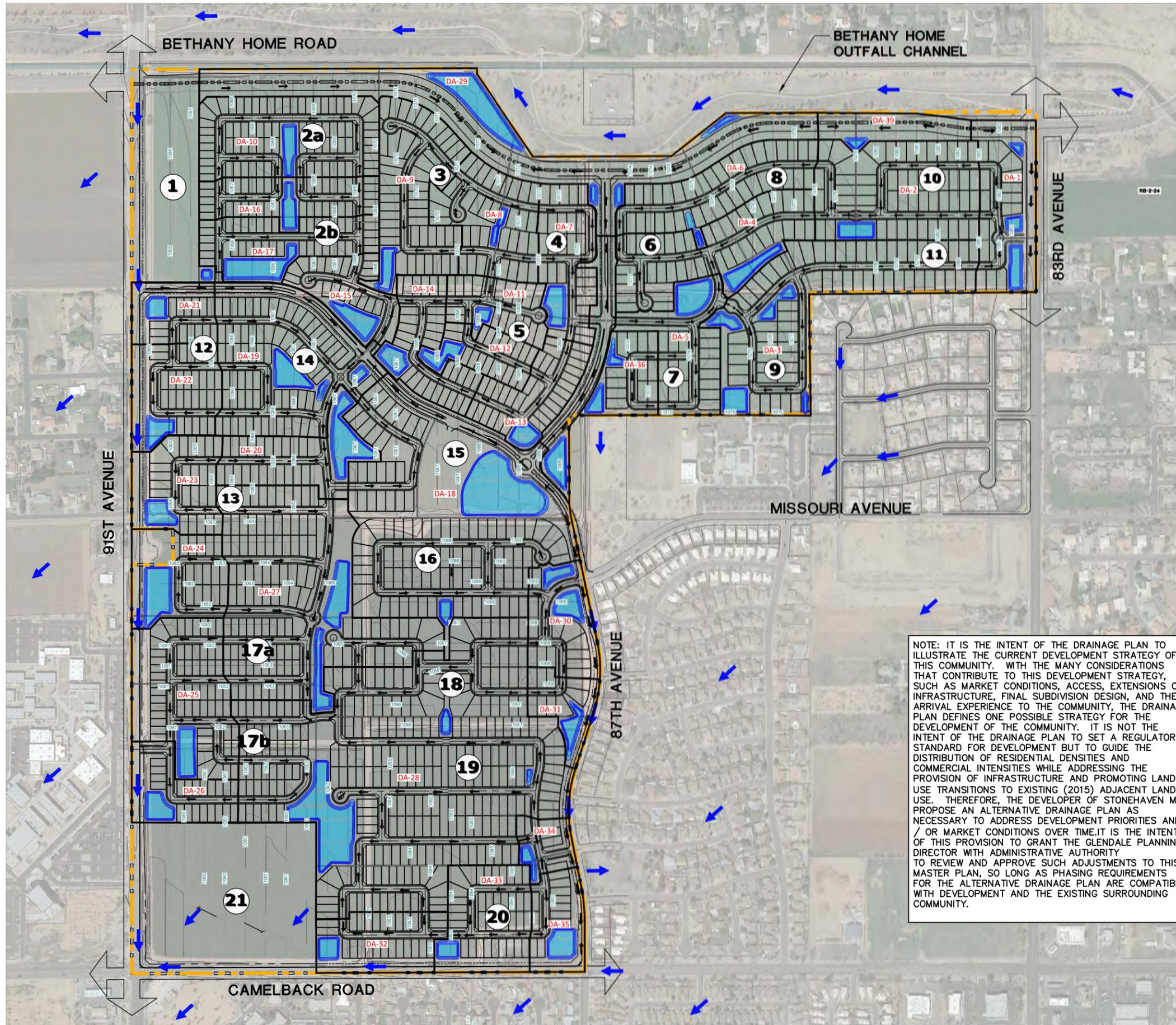


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NOTE: IT IS THE INTENT OF THE DRAINAGE PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE DRAINAGE PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE DRAINAGE PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE DRAINAGE PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE DRAINAGE PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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PLANNED AREA DEVELOPMENT

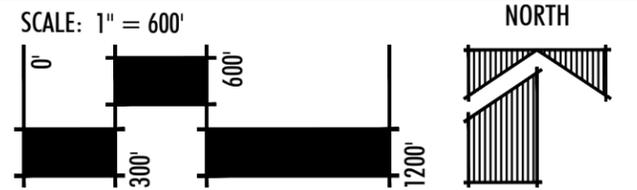
FIGURE 16 DRAINAGE PLAN

LEGEND

- PROPERTY BOUNDARY
- CONCEPTUAL RETENTION BASIN
- EXISTING 1' CONTOURS 1245
- PARCEL LABEL
- OFF-SITE FLOW DIRECTION
- ON-SITE FLOW ARROW
- DRAINAGE BASIN LABEL
- DRAINAGE AREA BOUNDARY

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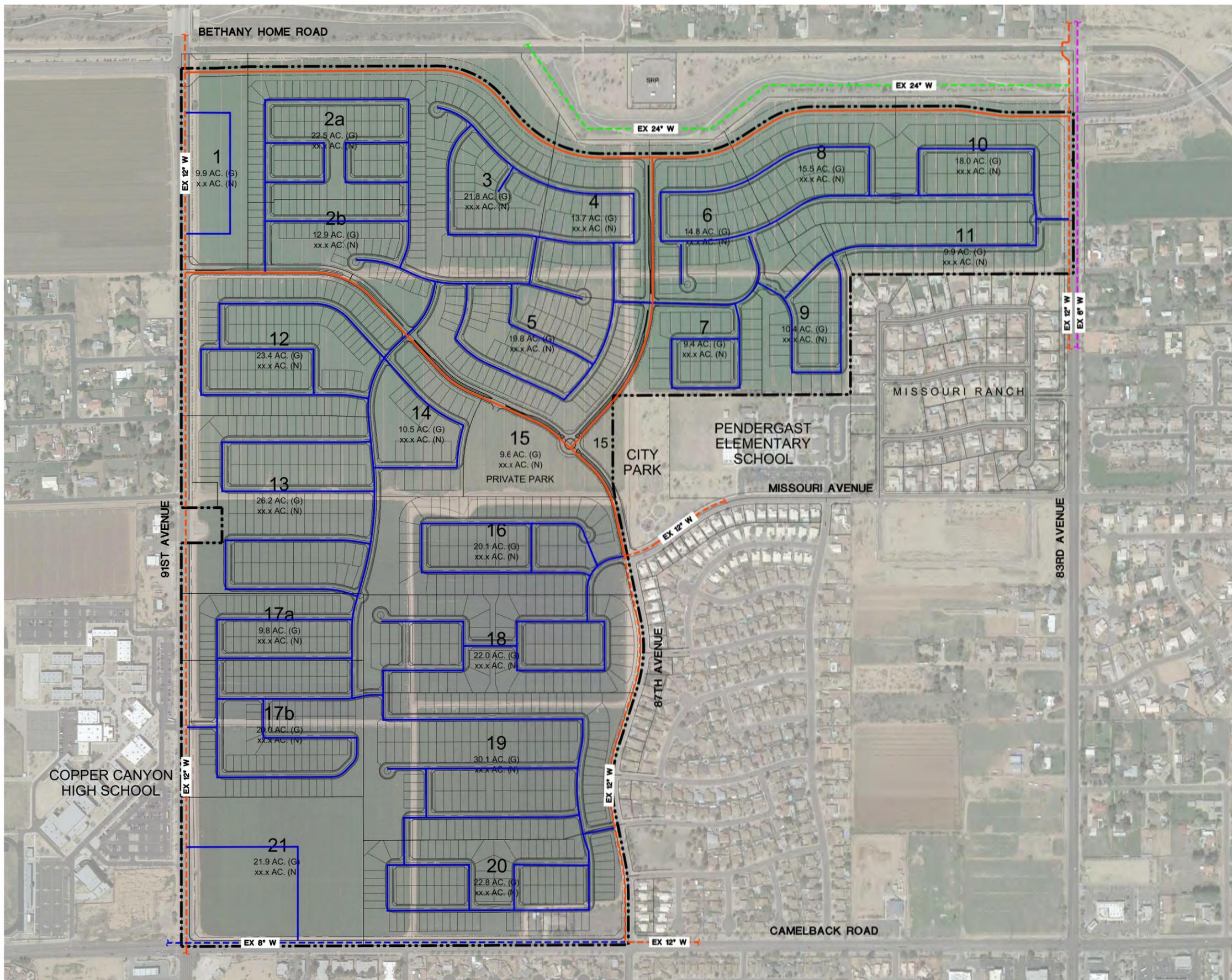


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PLANNED AREA DEVELOPMENT

FIGURE 17 WATER PLAN

LEGEND

PROJECT BOUNDARY: - - - - -

PROPOSED WATER LINE: ————

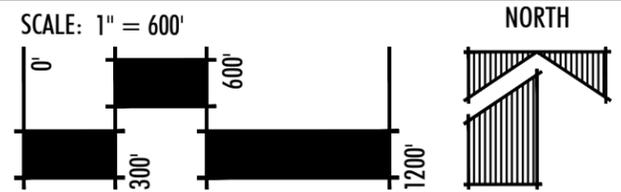
EXISTING WATER LINE: - - - - -

COLOR CODING LEGEND
PIPE: DIAMETER (IN)

| | |
|------------|--------|
| — (Purple) | = 6.0 |
| — (Blue) | = 8.0 |
| — (Orange) | = 12.0 |
| — (Green) | = 24.0 |

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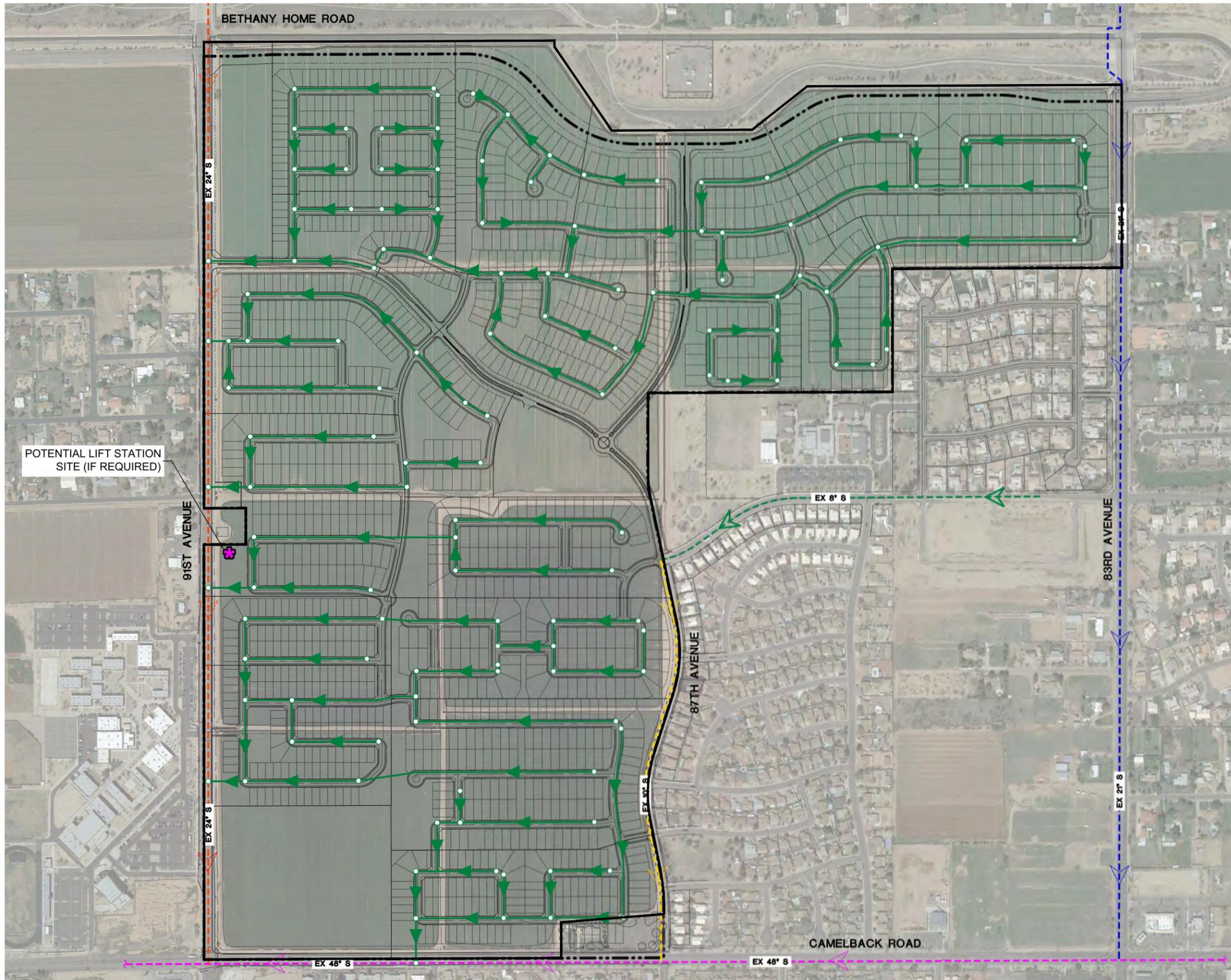
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NOTE: IT IS THE INTENT OF THE WATER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE WATER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE WATER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE WATER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE WATER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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POTENTIAL LIFT STATION SITE (IF REQUIRED)

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 18

WASTEWATER PLAN

LEGEND

- PROJECT BOUNDARY ---
- PROPOSED SEWER LINE —→
- EXISTING SEWER
- POTENTIAL LIFT STATION SITE ★

**COLOR CODING LEGEND
CONDUIT: DIAMETER (IN)**

- = 8-inch
- = 10-inch
- = 21-inch
- = 24-inch
- = 48-inch

NOTE:

THE FINAL LOCATION OF ON-SITE LIFT STATION AND FORCEMAIN (IF REQUIRED) TO BE DETERMINED DURING THE PRELIMINARY PLATTING AND DESIGN STAGES


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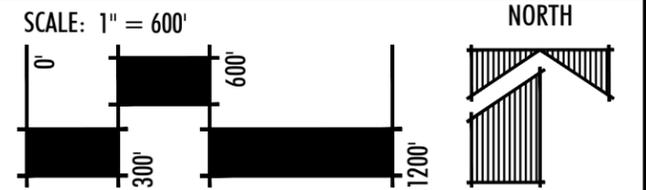
STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 19 CONCEPTUAL PHASING PLAN

| LEGEND: | |
|--------------------|---------------------------|
| DEVELOPMENT PARCEL | ROADWAY / INFRASTRUCTURE |
| PHASE 1 | PHASE 1 |
| PHASE 2 | PHASE 2 |
| PHASE 3 | PHASE 3 |
| COMMERCIAL | COMMERCIAL |
| | PER DEVELOPMENT AGREEMENT |

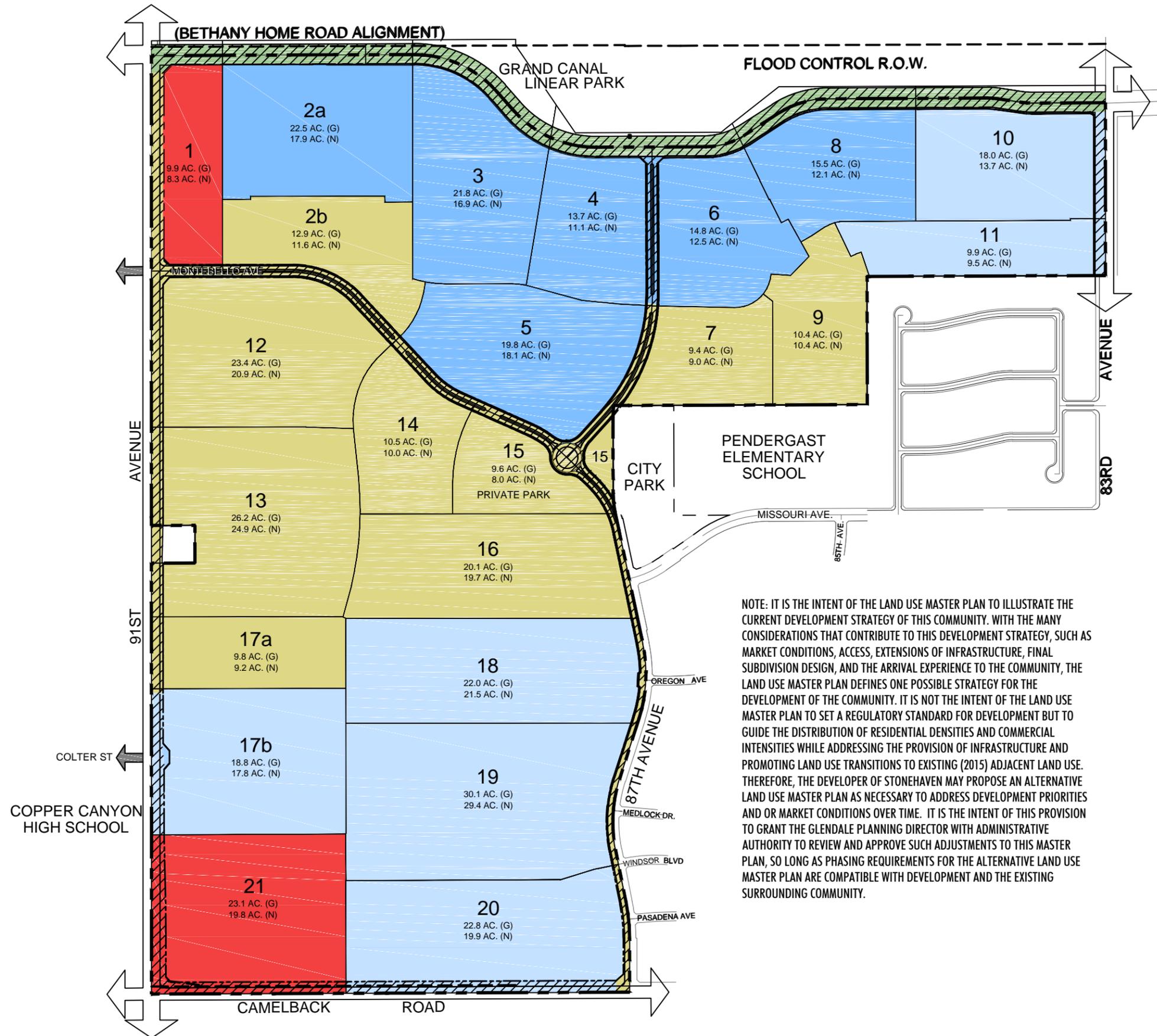
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NOTE: IT IS THE INTENT OF THE LAND USE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE LAND USE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE LAND USE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF RESIDENTIAL DENSITIES AND COMMERCIAL INTENSITIES WHILE ADDRESSING THE PROVISION OF INFRASTRUCTURE AND PROMOTING LAND USE TRANSITIONS TO EXISTING (2015) ADJACENT LAND USE. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE LAND USE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE LAND USE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

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5. REGULATORY DEVELOPMENT STANDARDS

5.1 Purpose and Intent

This section contains the land use and regulatory development provisions to implement the StoneHaven Planned Area Development District and to comply with provisions of Section 5.900 the PAD - Planned Area Development District of the *City of Glendale Zoning Ordinance*. These provisions constitute the primary tool for use by the *City of Glendale* and the Developer to ensure that StoneHaven is built in conformance with this document and the *City of Glendale General Plan*.

The development regulations govern land use densities, intensities and locational criteria within StoneHaven. Furthermore, this section includes development standards related to land use districts, uses, setbacks, heights, coverage, infrastructure design standards, *open space* standards and drainage design standards. Unless otherwise noted herein, all development within StoneHaven shall conform to all *City of Glendale Ordinances, Codes, Policies, and Regulations* in effect upon the date the StoneHaven PAD is adopted. If there is a conflict between a development standard, regulation or provision between this PAD and the City of Glendale, this PAD shall prevail.

5.2 Land Use Districts

While the base zoning district for StoneHaven will be the PAD District, this PAD further defines the development intent and the development standards by defining Development Parcels and assigning PAD land use districts to each development parcel. The request under this *application* include land use designations specifically drafted for the StoneHaven Planned Area Development District, which, under the PAD District (Section 5.900), supplements and supersedes base zoning as described in the *Glendale Zoning Ordinance*. The land use districts supporting the base PAD District are defined as follows:

Table 5 – PAD Land Use Districts

| District | District Description | Minimum Lot Size (Sq. Ft.) |
|-------------|-----------------------------|----------------------------|
| SHD-7 PAD | StoneHaven Detached Housing | 7,000 |
| SHD-6 PAD | StoneHaven Detached Housing | 6,000 |
| SHD-5 PAD | StoneHaven Detached Housing | 5,000 |
| SHD-4.5 PAD | StoneHaven Detached Housing | 4,500 |
| SHD-4 PAD | StoneHaven Detached Housing | 4,000 |
| SH-C | StoneHaven Commercial | None |

5.3 Land Use

The following lists of uses defined by Table 6, Commercial Land Uses, and Table 8, Residential Land Uses, is intended to define authorized principle uses, and uses subject to a Use Permit within StoneHaven. The Developer or any property owner within the defined limits of StoneHaven may request an interpretation of *analogous* use to the defined list below from the *Planning Director* from time to time. The *Planning Director* may administratively approve a use *analogous* to those listed within Table 6 and/or Table 7.

5.3.1 Commercial Land Use

Table 6 identifies specific uses and the ability to locate within the commercial district. Each use listed is either permitted by right (P), requires a Use Permit (U), or is not allowed (Prohibited use). For those uses requiring a Use Permit, the *applicant* shall follow Use Permit procedures as set forth in the *City of Glendale Zoning Ordinance*.

Table 6 – Commercial Land Uses, Permitted

| Land Use | StoneHaven |
|---|----------------|
| Adult Oriented Business | Prohibited use |
| <i>Agriculture</i> , including the production of food and fiber crops, and tree farms, grazing and animal husbandry of livestock. (1) | P |
| <i>Alcoholic Beverage Sales</i> | P |
| Arcade Establishment | P |
| Art/Craft Studio | P |
| Art Gallery | P |
| Automobile Repair, Minor (within an enclosed building) | U |
| <i>Bar/Nightclub</i> | P |
| <i>Barbershops and Beauty Salons</i> | P |
| <i>Billboard</i> | Prohibited use |
| Billboard, Digital | Prohibited use |
| Car Wash and Automobile Detailing, Full Service (2) | P |
| <i>Check Cashing Facilities</i> | Prohibited use |
| <i>Clothing Alteration</i> | P |
| <i>Commercial Parking Lots</i> or Garages | P |
| Convenience Store, gas pumps (2) | P |
| <i>Dancing, Theatrical</i> or Music Studio | P |
| <i>Daycare</i> | P |
| Dry Cleaning and Laundry | P |
| <i>Emergency Care Clinic</i> (24 hour) | U |
| Farmers Market | P |
| Financial Institutions (including drive-through) | P |
| Fortune Teller / Palm Reader | Prohibited use |
| Galleries and Studios | P |
| <i>Grocery</i> | P |
| Health/Fitness | P |
| Liquor Store, Drive-Thru | Prohibited use |
| Live Entertainment, Indoor (refer to defined term in Section 5.9) | P/U |
| Live Entertainment, Outdoor (between 8:00 a.m. -11:00 p.m. daily by right, other times per use permit. Must conform to City Noise Ord.) | P/U |
| Medical / Dental Clinic and <i>Offices</i> | P |
| <i>Office</i> | P |
| Pawn Shop | Prohibited use |
| Pharmacy | P |
| Pharmacy with drive-thru facilities | U |
| Piercing Studio | Prohibited use |
| Restaurant (with outdoor dining) | P |
| Restaurant with drive-in or drive through facilities | U |
| Retail, General Merchandising | P |
| Schools (Professional, Technical, and Higher Education) | P |
| Small Animal Grooming | P |

| | |
|---|----------------|
| Special Events | U |
| Tattoo Shop / Parlor | Prohibited use |
| Theatres | P |
| Thrift Store | Prohibited use |
| Veterinary Clinic (completely enclosed) | P |
| Wireless Communication Facilities | U |

Table Codes:

P = Permitted by Right U = Use Permit

- (1) The Agricultural Use will be phased out with new development and prohibited once a parcel is developed with a non-agricultural use.
- (2) This use is permitted within Development Parcel #12 only. Limited to one gas station and one car wash/automobile detailing service on site.

5.3.2 Commercial Accessory Uses and Structures

Uses that are customary and incidental to the *principal use* of the property permitted within StoneHaven include the following:

- Gates
- *Outdoor Dining* (not permitted within 100' of a residential property line)
- Parking Structures and *Parking Lots*
- Public Art
- Temporary *Office* or Construction Trailer
- Satellite Antenna/Tower Structures
- Water Features
- Valet Parking Service

5.3.3 Residential Land Use

The following land use tables identify specific uses and the ability to locate within each of the land use districts. The uses are either permitted by right (P), require a Use Permit (U), or not allowed (-). For those uses requiring a Use Permit, the *applicant* shall follow Use Permit procedures as set forth in the *City of Glendale Zoning Ordinance*.

Table 7 - Residential Land Use, Permitted

| Land Use | SHD-8 | SHD-7 | SHD-5 |
|--|-------|-------|-------|
| <i>Church, Synagogue or Temple</i> | U | U | U |
| <i>Condominium</i> | - | - | - |
| Construction Trailer (per the provisions of Zoning Ordinance Section 7.505) | P | P | P |
| <i>Dwelling, Multifamily, Attached</i> | - | - | - |
| <i>Dwelling, Single-Family, Detached</i> | P | P | P |
| Home Child Care | U | U | U |
| Home Occupations, Class I and Class II (per Zoning Ordinance Section 7.304) | P | P | P |
| Model Home Complex | P | P | P |
| Private Parks and <i>Open Spaces</i> | P | P | P |
| Public Utility Facilities | U | U | U |
| Temporary <i>Office</i> (per the provisions of Zoning Ordinance Section 7.505) | P | P | P |

Table Codes:

P = Permitted by Right U = Use Permit

(Note: Private streets shall be permitted within the SHD-7 PAD district. Street cross sections for private streets shall be the same as the public street standards)

5.3.4 Residential Accessory Uses and Structures

Uses that are customary and incidental to the *principal use* of the property permitted within StoneHaven include the following:

- Fences and walls
- Front yard: maximum wall height three (3) feet. Side or rear yard: maximum height six (6) feet, six (6) inches; except when *abutting* an arterial street, maximum height may be eight (8) feet (not including required retaining wall height as applicable).
- Garage or enclosed storage
- Swimming Pool
- Satellite earth station
- Satellite Antenna
- Amateur radio tower
- Yard Sales

5.4 Development Standards

The provision of Development Standards protects the future property owners within StoneHaven as well as the adjacent property owners and existing uses. The standards are intended to preserve the public health, safety and welfare. The standards identified herein have been established for yard, height, bulk and area requirements. They also promote an appropriate transition and compatibility among *retail*, restaurant, *office*, and adjacent residential uses. StoneHaven is envisioned as a planned community inclusive of a range of housing types, a network of *open spaces* and support commercial uses within close proximity to the residential population. It is the intent of this Planned Area Development to strive for the development of strong, sustainable neighborhoods within close proximity to the Glendale Sports and Entertainment District. To that end, the following development provisions are defined as necessary to guide the developed form while enabling unique development standards for each of the land use districts.

Note: The division of the StoneHaven property may occur over time as warranted by real estate transactions, as well as, investment/financial lending practices. For the purpose of applicability of the following development standards, StoneHaven is to conform to the standards contained herein.

5.4.1 Commercial Development Standards

The following standards will apply to the development of commercial uses within StoneHaven and compliance with these standards will be demonstrated on Site Plans and/or *Subdivision Plats* and phased over time as necessary to establish and maintain the two planned commercial centers within planning parcels 1 and 21.

Building Setbacks

The following *setback* standards shall apply to StoneHaven:

- A minimum *building setback* of twenty (20) feet shall be provided for any *building* constructed adjacent to 91st Avenue, Camelback Road, Bethany Home Road or Montebello Avenue.

- A minimum *building* setback of thirty-three (33) feet shall be provided adjacent to any established residential property line.
- All other *building* setbacks from established property lines must comply with 2006 IRC, IBC, IMC, UPC, 2005 NEC and 2003 IFC, or codes that are current at the time of development, as well as, most recently adopted codes of the *City* of Glendale, amended and applicable at the time of request for *building* permit. The establishment of setbacks (separation between *buildings*) within StoneHaven is discouraged.
- Any future subdivision or *Lot* split establishing interior property lines within the defined commercial planning parcels (SH-C) may establish property lines and ownership parcels within the planned commercial areas. In this case, *buildings* may be constructed on property lines subject to the provisions of the 2006 IRC, IBC, IMC, UPC, 2005 NEC and 2003 IFC, or codes that are current, as adopted by the *City* of Glendale from time to time, at the time of development.

Building Height

Commercial *buildings* shall not exceed two (2) stories or thirty-three (33) feet of *building* height.

- The *building height* limitations within this PAD shall not apply to spires, belfries, cupolas, domes, chimneys, vents, flagpoles, bulkhead, elevator, stairway exits to roof surfaces or similar structures used solely as an auxiliary space for equipment and machinery of the mechanical, electrical, or utility systems of the *building* and which do not occupy more than twenty-five percent of the commercial *building* roof area. These rooftop projections shall not exceed forty-eight (48) feet when applied above finished floor.

Lot Area

The StoneHaven PAD hereby specifically defines that there shall be no minimum *Lot area* for property divided by *subdivision plat* or by *Lot* split.

Open Space

Each commercial center (as defined by Development Parcels number 1 and 21) shall maintain 100 square feet of *open space* for each 1000 square feet of gross *building* area. The intent is to develop active *hardscape* (plazas, sidewalks, paths, courtyards, roof decks, etc.) and active *softscape* (open turf areas, specimen planting – visual accent/focal areas) areas.

Parking

Each parking space shall be at least ten (10) feet wide and twenty (20) feet deep, except that parking spaces at an angle of sixty (60) degrees or less may be nine (9) feet wide. Within commercial retail centers, shopping carts will include a locking system to prevent carts from leaving the premises. Parking stall depths may be reduced to eighteen (18) feet when adjacent to landscape or pedestrian walkway areas.

5.4.2 Residential Development Standards

The following standards shall apply to the development of residential uses within StoneHaven and compliance with these standards will be demonstrated on Site Plans and/or *Subdivision Plats* and phased over time as necessary to establish and maintain the planned residential Development Parcels. See Table 8 below for the residential development standards.

Table 8 - Residential District Development Standards

| District | Minimum Area Lot Size | | Building Height | Minimum Yard Setbacks (4) | | | | Max. Lot Coverage | |
|-----------|-----------------------|-------------------|-----------------|---------------------------|---------------------|-----------------------|---|-------------------|-----------------------------|
| | Net Area (1) | Min. Width (feet) | | Max. Stories / Feet | Min. Front Yard (2) | Min. Side Yard (feet) | | | Min. Street Side Yard Tract |
| | | | | | Min. | Total | | | Per Lot |
| SHD-7 PAD | 7,000 | 60 | 2 / 30 | 15 | 5 | 10 | 8 | 15 | 55% |
| SHD-6 PAD | 6,000 | 55 | 2 / 30 | 15 | 5 | 10 | 8 | 15 | 55% |
| SHD-5 PAD | 5,000 | 50 | 2 / 30 | 15 | 5 | 10 | 8 | 15 | 55% |
| SHD-4.5 | 4,500 | 45 | 2 / 30 | 15 | 5 | 10 | 8 | 10 (3) | 60% |
| SHD-4 | 4,000 | 40 | 2 / 30 | 10 | 5 (5a) | 8 (5b) | 8 | 10 (3) | 65% |

Footnotes:

(1) The minimum lot area permitted within district. Lot depth is a function of minimum area and minimum width.

(2) The minimum setback to any front facing garage door shall be 18 feet from face of the garage door to the back of public sidewalk.

(3) Rear covered patios may encroach to within 15 feet from the rear property line.

(4) For additional information regarding yard encroachments, refer to the provisions of Section 5.4.3.

(5a) The minimum side yard setback may be reduced to 0' along one of the two side yard property lines.

(5b) The combined side yard setbacks may be reduced to 5' when the home is placed on the opposite side yard lot line.

5.4.3 Residential Standards of General Applicability

The following provisions apply to residential uses in all residential districts within StoneHaven.

5.4.3.A Projections

Open Projections:

- An awning, open porch, or open balcony may encroach into any required front yard by up to three feet from the required front yard setback.
- An attached open porch, or open balcony may encroach into any side yard up to five (5) feet from the property line.
- An attached open porch, or open balcony may encroach into a rear yard, provided it does not come nearer to a common rear Lot line than ten feet.
- Awnings, cornices, pot shelves, shadow boxes, or similar architectural features, and eaves may encroach three feet into any required side or rear yard providing they come no closer than three (3) feet from a property line.

- Sills, leaders, belt courses, and similar ornamental features may encroach up to six (6) inches into any required yard.
- Roof overhangs or similar architectural features, and eaves may encroach sixteen (16) inches into any required front, side or rear yard.

Closed Projections:

- A bay window, oriel, entrance, or vestibule, ten feet or less in width, may encroach up to three (3) feet into any yard providing they come no closer than three (3) feet from a property line.
- A chimney may encroach up to three (3) feet into any required yard, if it is not more than six (6) feet long measured in a direction parallel to the nearest property line so long as it is not closer than three (3) feet from a property line.

5.4.2.B Parking

- A minimum of two (2) spaces per residential unit is required. One (1) space must be covered. Each space shall be independently accessible.
- The parking of commercial vehicles is limited to one (1) commercial vehicle with a one (1) ton chassis, having a capacity of not more than ten thousand (10,000) pounds gross vehicle weight rating (GVWR).
- Parking and driveways are permitted as follows:
 1. A parking area may not exceed a width of thirty (30) linear feet of contiguous area or fifty (50) percent of the *Lot* width as measured at the front yard setback, whichever is less.
 2. Within the front yard, a parking/driveway area is only allowed between the garage and the street, except an area contiguous to the allowed parking/driveway which is consistent with the dimensions in #1 above.
 3. No parking is permitted in the front yard when the parking area:
 - a. Is detached from the allowed parking/driveway area; or
 - b. Would result in an area greater than the allowable width as described in #1 above.
 4. Circular driveways and similar circulation may be permitted within the front yard so long as:
 - a. No long term resident parking occupies such circular drive; and
 - b. The front yard contains no more than fifty (50) percent of the total square footage in parking/driveway or other circulation.

5.5 Landscape Form and Standards

The Landscape Form and Standards Section is intended to set the standard for both commercial and residential landscape themes and improvements intended for the establishment and maintenance of the StoneHaven planned community. All areas that are not designated for a *building*, driveway, storage, parking, loading/unloading or vehicle/truck maneuvering shall be considered an on-site or off-site landscape area. All on-site and arterial landscaping shall be treated with the appropriate landscaping and *hardscape* treatment as described below.

5.5.1 Commercial Landscape Areas

The commercial centers planned within StoneHaven shall provide on-site landscaping within the following standards:

- Landscape/hardscape areas shall be calculated by requiring 100 square feet of landscaping/hardscape area for every 1,000 square feet of building area.

- A landscaped area measuring not less than twenty (20) feet, and an average of twenty-five (25) feet, shall be provided adjacent to Camelback Road, 91st Avenue, Bethany Home Road and Montebello Avenue. Landscape area may include areas between any *building*, on-site parking area or outdoor storage area and the nearest point of the existing or future required public and/or private street/sidewalk improvements as measured from either: a) the back of an existing sidewalk, b) the line equal to the back of a future required sidewalk, or c) the back of the street curb where a sidewalk is not required. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area, required *open space* and street right-of-way landscaping area requirements set forth in this section.
- A fifteen (15) foot landscape buffer shall be incorporated into a commercial Site Plan adjacent to a property line shared with the SHD districts. This buffer will be increased to twenty-five (25) feet adjacent to any loading dock oriented to that property line as determine by the City of Glendale during the Site Plan Review Process.
- All portions of a development site in StoneHaven not occupied by *buildings*, driveways, storage, vehicle/truck maneuvering, loading/unloading, shall be landscaped. Future *building* pads/parcels in StoneHaven shall be maintained weed-free in such a manner as may be approved by the *City of Glendale Planning Director*.
- *At-Grade* parking areas shall contain at least one (1) landscaped island (protected by raised curbing) per ten (10) *parking spaces*. Each island shall measure the same length of the adjacent parking space and shall be a minimum of six (6) feet in width measured from back of curb to back of curb. Each landscape island shall contain one (1) tree for a single-loaded parking bay and two (2) trees for a double-loaded parking bay (back to back spaces with a single island). All shrubs and groundcover located within each landscaped island shall be maintained to a maximum height of three (3) feet. Each tree within each landscape island shall maintain a minimum clearance of six (6) feet from its lowest branch to the island *finished Grade* elevation. The total area within each landscaped island will be used to satisfy, to the extent provided, the on-site landscape area requirements.
- Where commercial uses are adjacent to residential development parcels, a minimum fifteen (15) foot landscape buffer shall be required at the commercial property line.
- Landscape plant quantities shall be provided in accordance with the standards provided by Chapter 19 of the City Code.

5.5.2 Commercial Arterial/Collector Street Right-of-Way Landscaping

The landscaping of all street *rights-of-way* within Camelback Road, 91st Avenue, Bethany Home Road, and Montebello Avenue (not identified for street pavement, curbs, gutters, sidewalks, or driveways) shall be landscaped as follows:

- The installation of street trees, shrubs, and vegetative groundcover shall be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each twenty (20) lineal feet of arterial street frontage, with vegetative shrubs and/or groundcover occupying a minimum of sixty (60) percent of the total arterial street frontage landscaped area within three years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and the streetscape.
- The amount of water-intensive plant materials not listed on the *City's* approved list landscaped area shall be limited to no more than twenty-five percent (25%) of the total required landscaped area. This standard is waived if the proposed development applies

one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the 25% limitation.

5.5.3 Residential Common Landscape Areas

The residential neighborhoods planned within StoneHaven shall provide on-site landscaping for all common areas and tracts, exclusive of required perimeter landscape areas defined in Section 5.5.4 below within the following standards:

- All common landscaped areas (tract areas maintained by a Homeowners Association) shall be planted with trees, shrubs, and vegetative groundcover and be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each five-hundred (500) square feet of common area exclusive of all turf and hardscape areas, with vegetative shrubs and/or groundcover occupying a minimum of sixty percent (60 %) of the total common landscaped area within three (3) years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be distributed throughout the common landscaped area and shall be designed and located to enhance the StoneHaven planned community as defined by the Open Space Master Plan.
- The amount of water-intensive plant materials not listed on the *City's* approved list landscaped area shall be limited to no more than forty-five percent (45%) of the total required landscaped area. This standard is waived if the proposed development applies one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the forty-five percent (45%) limitation.

5.5.4 Residential Street Right-of-Way and Street Tract Landscaping

The landscaping of all street *rights-of-way* along Camelback Road, 91st Avenue, Bethany Home Road, Montebello Avenue, and 87th Avenue and all required tracts adjacent to the right-of-way (not identified for street pavement, curbs, gutters, sidewalks, or driveways) shall be landscaped as follows:

- A landscaped area measuring not less than twenty (20) feet, and an average of twenty-five (25) feet, shall be provided adjacent to Camelback Road, 91st Avenue, and Bethany Home Road as established over time. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area.
- A landscaped area measuring not less than ten (10) feet, and an average of fifteen (15) feet, shall be provided adjacent to Montebello Avenue and 87th Avenue as established over time. The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area.
- The installation of street trees, shrubs, and vegetative groundcover shall be required in a quantity equal to, or greater than one (1) tree and three (3) shrubs for each twenty (20) lineal feet of street frontage, with vegetative shrubs and/or groundcover occupying a minimum of sixty percent (60%) of the total street frontage landscaped area within three (3) years of planting. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area and shall be designed and located to enhance the proposed development project and the streetscape.

- The amount of water-intensive plant materials not listed on the *City's* approved list landscaped area shall be limited to no more than forty percent (40%) of the total required landscaped area. This standard is waived if the proposed development applies one hundred percent (100%) of its landscape water demand from on-site generated effluent and/or reclaimed gray water sources. If a combination of sources is used, only those areas irrigated by potable water sources shall be calculated toward the forty percent (40%) limitation.

5.5.5 Landscape Design Standards of General Applicability

The following standards shall apply to the development and maintenance of both commercial and residential uses.

- Minimum Sizes for Trees, Shrubs and Groundcover - Unless otherwise specified, all required trees shall be a minimum of twenty-four (24) inch box in size, with a minimum of twenty-five (25) percent of the total number required thirty-six (36) inch box or larger in size. All trees shall conform to the applicable specifications per the Arizona Nursery Association (ANA) recommended Average Tree Specifications. A minimum of fifty percent (50%) of shrubs shall be a minimum of five (5) gallons in size. All groundcover shall be a minimum of one (1) gallon in size.
- Minimum Sizes for Trees in Parking Islands - All trees planted within parking islands shall be a minimum of thirty-six (36) inch box in size. All trees shall conform to the applicable specifications per the Arizona Nursery Association (ANA) recommended Average Tree Specifications. A minimum of fifty percent (50%) of shrubs shall be a minimum of five (5) gallons in size. All groundcover shall be a minimum of one (1) gallon in size.
- Natural Topping in Landscape Areas - All landscape areas planted in trees, shrubs and groundcover shall receive an appropriate topping material to provide dust control, water conservation and appearance enhancement. These topping materials shall include, but not be limited to, decomposed granite (minimum half inch screened, two-inch minimum depth), fractured granite rip rap, river run rock or turf. A pre-emergent herbicide shall be applied to the ground prior to the placement of inert surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth. The decomposed granite color (or other natural surface top dressings described herein) shall be selected by the Master Developer at the time of improvement plan preparation for the first phase of StoneHaven. All subsequent phases shall match the initial selected color for design continuity.
- Arterial Street Frontage Landscaped Areas - Landscaped common areas along the perimeter street frontages shall be contoured or bermed to provide variations in *Grade*, visual relief, *parking Lot* screening, and a pleasing curb appeal. All at-*Grade* surface parking areas shall be screened from the arterial street view by a landscaped berm (4:1 maximum slope) or decorative screen wall not less than three (3) feet in height, or a combination thereof. The required height of the berm or wall shall be measured from the highest *finished Grade* of the adjacent on-site parking area. Retention basin contouring (4:1 maximum slope), in conjunction with *retaining walls*, may also satisfy this requirement. *Retaining walls* in these areas shall not exceed a total height of thirty (30) inches. *Site screen walls* adjacent to *retaining walls* shall be set back a minimum of four (4) feet to allow for the placement of vegetation between the walls.
- Irrigation Standards - All landscaped areas shall be served by an automatic irrigation system which may be a drip, spray or bubbler type system depending on the vegetation to be served. A pressure-type vacuum breaker shall be required with the installation of

all irrigation systems. All irrigation systems and landscaped areas shall be designed, constructed, and maintained to promote water conservation and prevent water overflow, sheet flow or seepage into the street, sidewalk, or parking areas. The system shall be zoned for specific water use requirements, with all tree, shrub and turf zones being controlled separately. It will also be monitored and adjusted seasonally for optimum performance.

- Protect Sight Visibility on Public Rights-of-Way - All landscape and *hardscape* materials installed within the public right-of-way, or on private property in proximity to a driveway or street intersection, shall be installed and maintained in compliance with the sight visibility requirements set forth by the *City of Glendale*.
- Protect Landscaped Areas from Vehicle Damage - Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed at-*Grade* parking areas and along all driveways and vehicular *access ways* to protect landscape materials.
- Screen Walls - All outdoor storage areas for materials, refuse containers, mechanical equipment, or vehicles, and all loading/unloading areas or service bays shall be shielded from street view by a screen wall. The wall shall be constructed to a minimum height of six (6) feet and designed in accordance with the *City of Glendale*. All *screen walls* shall be designed and constructed with brick, slump block, decorative masonry, or masonry with a stucco finish of a suitable color. Pilasters, three-wall enclosures, varying wall heights, strategic plant material location, and varying the elevation of the ground plain will soften the visual impact of the wall.

5.6 **Signs**

5.6.1 **Residential Signage Master Plan**

The StoneHaven PAD “Residential Signage Master Plan” has been developed to provide the general off-site and on-site residential signage that will not only attract and guide visitors and prospective home buyers to and from the development, but is envisioned to accommodate an orderly and efficient movement of traffic to and from the multiple model complexes and project features. The Residential Signage Master Plan will promote clarity to residents and tradesmen/suppliers throughout the build-out phases of the project and proposes some modifications to the City’s Subdivision Advertising and Direction Sign Standards as defined in Article 7, General Development Standards, Section 7.105.B of the Zoning Ordinance. While this PAD Residential Signage Master Plan may define anticipated locations for the various proposed signage elements, it is also anticipated that the developers of StoneHaven may wish to modify the proposed locations or sign design based upon the current desired subdivision marketing program. It is the intent of this PAD to allow administrative amendment, through the evaluation and approval of quantity and location of sign types to promote public information and advertisement flexibility during the development process while remaining compliant with the purpose and intent of Section 5.6.2 of the PAD.

The StoneHaven residential signing master plan provides for six (6) categories and types of signs as follows:

- A. Off-Site Identification Signs
- B. On-Site Advertising Signs
- C. Subdivision Identification Signs
- D. Directional Kiosk Signs

- E. Model Identification Signs
- F. Model Parking Signs

Billboards and digital billboards are expressly prohibited within StoneHaven.

A written description and photographic example of each type of sign is provided in the sections that follow. In addition, **Figure 20, Residential Signage Master Plan** provides a graphic illustration of the general location of the proposed Signs B-F (Off-Site Information Sign locations to be determined based on coordination with off-site property owners within two-miles of the property).

A. Off-Site Identification Signs

Four (4) Off-Site Identification Signs per product line shall be permitted and will be placed to be visible from strategic roadway locations within a maximum of two (2) miles of the perimeter of the project boundary. These signs may identify the StoneHaven Master Planned Community and the homebuilder as well as provide location and brief directional information to the development. These signs shall have a maximum area of 32 square feet, with a maximum height up to 14 feet. An example of the Off-Site Identification Sign is provided in the adjoining photograph.



B. On-Site Advertising Signs

A maximum of five (5) On-Site Advertising Signs shall be permitted and will be placed within the project boundary at strategic entry locations along the perimeter of the development and visible from adjacent roadways. These signs will identify the project as well as provide visitors brief general information about the development. These signs may be generally rectangular in shape with a maximum sign area of 160 square feet, with a maximum total height of 20-feet. **Figure 20, Residential Signage Master Plan** identifies anticipated locations of the proposed On-Site Advertising Signs. A photographic example of the On-Site Advertising Signs is provided in the adjoining photograph.



C. Subdivision Identification Flags (Avenue Banners)

A maximum of twenty (20) Subdivision Identification Flags (banners) may be placed along, but outside of the right-of-way of the two (2) main project entry roadways: twenty (20) maximum along Montebello Avenue (ten each side) off of 91st Avenue; twenty (20) maximum along 87th Avenue (ten each side) off of Bethany Home Road, for a total of forty (40) banners maximum. Banners or Flags may include the builder’s name, subdivision names or various features of the development. These banner signs may vary in shape with a maximum allowable area of 15 square feet, placed on monopole standards with a total allowable height of 25 feet. The banner signs may be similar to the adjoining photographs and should be evenly and appropriately spaced. These banners may be maintained as an element of the community entry, at the two locations, during the entire sales program for StoneHaven. Once the last home is sold and the sales center is removed, the banners and poles should also be removed.

D. Directional Kiosk Signs

Nine (9) Directional Kiosk Signs may be placed at strategic locations within the development, primarily adjacent to and visible from on-site roadways, excepting one anticipated location adjacent to and visible from existing 87th Avenue. The kiosks can inform and direct visitors and residents to specific site features such as specific subdivisions/product lines, parks, trails, amenities, and other planned StoneHaven features. The kiosks should be generally rectangular in shape with a maximum footprint area of (32) square feet, and a maximum total allowable height of twelve (12) feet. These signs may be similar to the adjoining photograph, and may both be one or two sided depending on the location. Kiosks signs may not be placed within the public right-of-way and should be removed once the last home is sold and the sales center is removed.



Once the last home is sold and the sales center is removed.

E. Model Identification Signs

Model I.D. signs, one at each anticipated model complex, are permitted, with the purpose to inform and guide visitors to each model complex. The signs will announce arrival to the specific model complexes along with other brief information including starting home prices to visitors. If more than five (5) model complexes are eventually developed within StoneHaven, one (1) Model Identification Sign shall be permitted for each complex displaying new or unique residential product types within StoneHaven. The signs may be generally



rectangular in shape and with a maximum sign area of thirty-two (32) square feet, with a total allowable height of 10 feet. These signs may be similar to the adjoining photograph. Model identification signs will not be placed within the public right-of-way and should be removed once the last home is sold and the sales center is removed. In addition to these signs, a single Individual Model Identification and A-Frame directional sign per model home is allowed. The maximum sign area shall not exceed twelve (12) square feet, with a total allowable height up to four (4) feet.



F. Model Parking and Welcome Signs

One (1) Model Parking signs and one (1) Welcome Sign shall be permitted at each parking entry of a model complex and strategically placed and to announce the model complex to visitors. The maximum parking sign area shall not exceed six (6) square feet, with a total allowable height up to four (4) feet. The maximum welcome sign area shall not exceed sixteen (16) square feet with the total allowable height up to six (6) feet. These signs may be similar to the adjoining photograph. Model parking signs, or welcome signs, will not be placed within the public right-of-way and should be removed once the

last home is sold and the sales center is removed.

In order to permit the following signs as described above by right within the StoneHaven PAD, the following sign standards shall apply. These sign standards shall replace Article 7, General Development Standards, Section 7.105.B, Subdivision Advertising and Directional Signs of the City Zoning Ordinance.

5.6.2 City of Glendale Signage Ordinance Provisions for StoneHaven

1. General. The following section represents a revision to the City of Glendale Subdivision Advertising and Directional Signs as defined within Article 7, General Development Standards, Section 7.105.B of the City’s Zoning Code. The code provisions provided below provide appropriate modifications to allow the sign types, quantities, locations and sizes defined in Section 5.6.1 above.
2. On-Site Advertising Signs.
 - a. One (1) double-sided sign shall be permitted at each major entry with a maximum of five (5) signs total.
 - b. The maximum aggregate area of all signs shall be eight hundred (800) square feet, with each sign not to exceed one hundred sixty (160) square feet.
 - c. The maximum height of each sign shall not exceed twenty (20) feet.
 - d. No sign permits shall be issued until a preliminary plat has been approved by the City.
 - e. Upon expiration of a preliminary plat, if no final plat is approved; all signs must be removed within ten (10) days.

- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
 - g. Such signs shall not be located within fifty (50) feet of any property line of an existing residence.
3. Subdivision Identification Flags (Avenue Banners).
- a. A maximum of forty (40) double-sided flags are permitted, each placed on monopoles.
 - b. The area of each flag shall not exceed fifteen (15) square feet.
 - c. The maximum height of any flag shall not exceed twenty-five (25) feet.
 - d. The maximum height of any flag pole that flies the American Flag shall not exceed sixty (60) feet.
 - e. There shall be a minimum distance of twenty (20) feet between flags.
 - f. All flags shall be placed within the boundaries of the community.
 - g. The flags may be maintained until all of the lots in the community are sold and the sales office closes.
 - h. The copy content of each flag may contain a combination of the builder's name/logo, the subdivision and/or community name, and varying from flag to flag other brief informational lettering and logos.
4. Off-Site Identification Signs.
- a. Such sign shall be located within two (2) miles of the community, on vacant property, with the written permission of the property owner.
 - b. A maximum of four (4) double-sided signs are permitted for the community, located on an arterial street.
 - c. Each sign shall have a maximum area of thirty-two (32) square feet and a maximum height of fourteen (14) feet.
 - d. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
5. Off-Site Weekend Directional Signs.
- a. Sign permits are established for each subdivision on an annual basis. The applicant must submit a site plan showing all locations of proposed signs. Any changes to the location of the signs must be approved by the City.
 - b. A maximum of fifteen (15) double-sided signs per residential product type, for a maximum total of forty-five (45) signs.
 - c. Signs shall not exceed a maximum sign area of four (4) square feet.
 - d. The copy content of each sign shall be directional instructions including, directional arrows, and may also include the builder's name and/or subdivision name.
 - e. Signs may not be installed before 4:00 p.m. on Friday, and must be removed before 8:00 a.m. on the following Monday, except when a legal holiday occurs on a Monday, signs must be removed by 8:00 a.m. on the following Tuesday.
 - f. Signs will have the name and telephone number of the sign company, or if no sign company is designated by the builder/developer to distribute the signs, the builder/developer's, name shall be placed on the back side of the sign with a contact and telephone number.
 - g. No sign shall be allowed in any public right-of-way.
 - h. No sign shall be located within fifty (50) feet of another sign.
 - i. No sign shall be attached to any roadway or natural feature including light, signal poles, street or regulatory signs, bridges, trees, or other existing facilities.
 - j. Signs shall not exceed a vertical height of three (3) feet.

- k. Signs must be limited to not more than one (1) mile from the subdivision identified.
- l. Signs shall not be installed on private property unless written authorization of such installation is provided to the city at the time of permit application.

6. Directional Kiosk Signs

- a. A maximum of two 29 double-sided Directional Kiosk signs, or A-Frame signs that do not impede pedestrian flow, shall be permitted per each product line.
- b. These signs shall not exceed a maximum aggregate area of two-hundred eighty-eight (288) square feet or thirty-two (32) square feet per sign.
- c. Signs may be generally rectangular in shape and will measure eight (8) feet by four (4) feet
- d. The maximum height of the signs shall not exceed twelve (12) feet.
- e. These signs will inform and direct visitors and residents to specific site features such as subdivision/product types, parks, trails, community open space, and other planned development features.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.

7. Model Identification Signs

- a. A maximum of one (1) Model Identification Signs shall be permitted per product line.
- b. These signs shall not exceed a maximum sign area of thirty-two (32) square feet each and a total maximum area of ninety-six (96) square feet.
- c. These signs may be generally rectangular in shape and will measure eight (8) feet by four (4) feet.
- d. These signs shall not exceed a height of ten (10) feet.
- e. These signs will announce arrival to a specific model complex along with other brief information including starting home prices to visitors.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.
- g. A single sixty (60) foot flag pole flying the American Flag is permitted at each product line.
- h. An Individual Model Identification and A-Frame directional sign per model home shall be permitted.
- i. The maximum area of the Individual Model Identification and A-Frame sign shall not exceed twelve (12) square feet, with a total allowable height up to four (4) feet.

8. Model Parking Signs

- a. A maximum of one (1) Model Parking Signs shall be permitted at each product line.
- b. These signs shall not exceed a maximum sign area of six (6) square feet each and a total maximum area of eighteen (18) square feet.
- c. These signs may be generally rectangular in shape and will measure two (2) feet by three (3) feet.
- d. These signs shall not exceed a height of four (4) feet.
- e. These signs will announce model complex parking to visitors.
- f. Such signs may be maintained until all of the lots in the community are sold and the sales office closes.

9. Welcome Signs

- a. A maximum of one (1) Welcome Sign shall be permitted for each product line.

- b. These signs shall not exceed a maximum sign area of nine (9) square feet each and a total maximum area of twenty-seven (27) square feet.
- c. These signs may be generally rectangular or square in shape measuring approximately two (2) feet by three (3) feet.
- d. These signs shall not exceed a height of four and one half (4.5) feet.
- e. These signs will announce the hours of operation for the model complex to visitors.
- f. Such signs may be maintained until all the lots in the community are sold and the sales offices close.

Please refer to **Figure 20, Residential Master Signage Plan** for the general location of some of these sign types.

5.6.3 Commercial Master Sign Plan

The purpose of these sign provisions is to promote fair, comprehensive, and enforceable regulations that will foster a positive visual environment for StoneHaven. This section is intended to regulate on-premise signs which are visible from public streets or which are visible from off the property. Signs shall conform to all provisions defined by Sections 7.100 through Section 7.109 of the *City of Glendale Zoning Ordinance*, as amended over time.

A Sign Master Plan shall be prepared and submitted to the *City of Glendale Planning Director* prior to the commencement of construction on the commercial planning parcels (planning parcels 1 and 21). The Sign Master Plan will balance the need to protect the public safety and welfare, the need for well-maintained and attractive commercial developments, as well as the need for adequate identification, communication and advertising. The Plan will incorporate a variety of sign types and sizes for the site and are intended to balance the function and aesthetics of signs. The Plan for signs will meet the following specific objectives:

- To promote commercial centers which are developed and is maintained in a way that ensures design uniformity and economic vitality;
- To promote the design characteristics of a dense/intense urban form as expressed by the design theme characteristics of form, material and color;
- To balance public and private objectives by allowing adequate signage for business identification;
- To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage which may be caused by cluttered, distracting, and illegible signage;
- To prevent property damage and personal injury resulting from signs which are improperly constructed or poorly maintained;
- To promote the use of signs which are well designed, of appropriate scale, and integrated with surrounding *buildings* and landscape in order to meet the community's desire for quality development;
- To protect property values, the local economy, and the quality of life by preserving and enhancing the appearance of the streetscape.

The Master Sign Plan will be administratively reviewed by the *City of Glendale* for conformity with the objectives above, the design intent of this PAD and the provision of the *City of Glendale Sign Code* (Section 7.100). It is not the intent of this Section or the Master Sign Plan to address or incorporate community entry monuments that might be placed within the commercial planning parcels (1 and 21). These are to be reviewed and permitted under the provisions of the *Glendale Zoning Ordinance*.

Once the Commercial Master Sign Plan obtains administrative approval, the Plan will be added as an Appendix to this PAD.

Figure 20, Residential Sign Master Plan

STONEHAVEN

PLANNED AREA DEVELOPMENT

FIGURE 20

RESIDENTIAL SIGNAGE MASTER PLAN

LEGEND:

SIGNAGE SYMBOLS

- ON SITE ADVERTISING SIGNS
- SUBDIVISION IDENTIFICATION FLAGS
- DIRECTIONAL KIOSK SIGNS
- MODEL IDENTIFICATION SIGNS
- MODEL PARKING SIGNS
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- LANDSCAPE FOCAL POINT
- MODEL HOME LOCATIONS

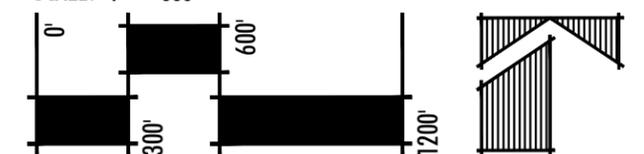
OFFSITE IDENTIFICATION SIGNS*

*THESE SIGNS WILL BE LOCATED WITHIN 2 MILES OF THE STONEHAVEN BOUNDARY. EXACT LOCATION TO BE DETERMINED.

ZONING CASE #: ZON 17-01

Subject to engineering and City review and approval.

SCALE: 1" = 600'



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Date: 04/21/17

Project No. 1317.9

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NOTE:

IT IS THE INTENT OF THE RESIDENTIAL SIGNAGE MASTER PLAN TO ILLUSTRATE THE CURRENT DEVELOPMENT STRATEGY OF THIS COMMUNITY. WITH THE MANY CONSIDERATIONS THAT CONTRIBUTE TO THIS DEVELOPMENT STRATEGY, SUCH AS MARKET CONDITIONS, ACCESS, EXTENSIONS OF INFRASTRUCTURE, FINAL SUBDIVISION DESIGN, AND THE ARRIVAL EXPERIENCE TO THE COMMUNITY, THE SIGNAGE MASTER PLAN DEFINES ONE POSSIBLE STRATEGY FOR THE DEVELOPMENT OF THE COMMUNITY. IT IS NOT THE INTENT OF THE RESIDENTIAL SIGNAGE MASTER PLAN TO SET A REGULATORY STANDARD FOR DEVELOPMENT BUT TO GUIDE THE DISTRIBUTION OF SIGNS. THEREFORE, THE DEVELOPER OF STONEHAVEN MAY PROPOSE AN ALTERNATIVE RESIDENTIAL SIGNAGE MASTER PLAN AS NECESSARY TO ADDRESS DEVELOPMENT PRIORITIES AND / OR MARKET CONDITIONS OVER TIME. IT IS THE INTENT OF THIS PROVISION TO GRANT THE GLENDALE PLANNING DIRECTOR WITH ADMINISTRATIVE AUTHORITY TO REVIEW AND APPROVE SUCH ADJUSTMENTS TO THIS MASTER PLAN, SO LONG AS PHASING REQUIREMENTS FOR THE ALTERNATIVE RESIDENTIAL SIGNAGE MASTER PLAN ARE COMPATIBLE WITH DEVELOPMENT AND THE EXISTING SURROUNDING COMMUNITY.

NOTE:

NOT ALL SIGN LOCATIONS SHOWN ON EXHIBIT. ADDITIONAL SIGNS TO BE PROVIDED PER SIGN REGULATIONS IN SECTION 5 OF THE PAD. THIS PAD RESIDENTIAL SIGNAGE MASTER PLAN DEPICTS ANTICIPATED LOCATIONS FOR THE VARIOUS PROPOSED SIGNAGE ELEMENTS BASED UPON THE PAD GENERAL DEVELOPMENT PLAN, IT IS ALSO ANTICIPATED THAT THE DEVELOPERS OF STONEHAVEN MAY WISH TO MODIFY THE PROPOSED LOCATIONS OR SIGN DESIGN BASED UPON THE CURRENT DESIRED SUBDIVISION MARKETING PROGRAM. THE PAD SHOULD ALLOW FOR THIS TYPE OF IN-FIELD FLEXIBILITY DURING THE DEVELOPMENT PROCESS WHILE REMAINING COMPLIANT WITH SECTION 5.6.2 OF THE PAD.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C. P:\2013\1317 - JOHN F LONG\1317 - CAD\PLANNING\1317-9-PAD-2ND-FIGURE-20-RESIDENTIAL SIGNAGE MASTER PLAN.dwg Apr 17, 2017

5.7 Residential Design Guidelines

The StoneHaven PAD shall conform to the design guidelines contained within the City of Glendale Residential Design and Development Manual dated June 22, 2004 (Resolution 3767) with the following exceptions as modified in Sections 5.7.1 Small Lot Development, Section 5.7.2 Medium Lot Development, Section 5.7.3 Amenities and Section 5.7.4 House Product Design. These exceptions are necessary to implement the Land Use Master Plan and General Development Plan envisioned for the StoneHaven development, and will ensure of high quality residential development project as represented throughout this PAD.

5.7.1 Small Lot Development

1.1.8 Delete standard.

Justification: A wide variation and abundance of open space is already provided along all collector streets within the development and this standard is not necessary to achieve the desired result.

1.1.10 Delete standard.

Justification: The General Development Plan provides significant variation of lot setbacks along all arterial and collector streets and therefore, the intent of this standard is already being met based on the design of the community.

1.1.11 Delete standard.

Justification: Siting of varying building footprints on lots and limiting occurrences of the same floor plans and elevations adjacent or across the street from one another will meet the intent of this design guideline

1.1.12 Locate the garage door a minimum of 5 feet back from the entry feature, patio, courtyard or living area. Increased depth for recessed garages is encouraged.

Justification: Adding a front porch or other entry feature achieves the intent of the standard.

1.1.13 Position lots across from the intersecting street at three-way intersections, so that headlight intrusion into living area is avoided. In some cases, lot placement at intersections cannot be avoided. In these cases, arrange the lot to minimize impact.

Justification: Provides an option to minimize impacts in cases where this provision cannot reasonably be avoided.

1.1.14 Avoid siding lots on arterial streets, unless there is a minimum 20-foot landscape buffer within the 25-foot landscape tract required in the Landscape Section.

Justification: This revision allows the existing tract to count toward the landscape buffer.

1.1.16 Avoid acute angles less than 60 degrees where rear lot lines and side lot lines meet.

Justification: This revision provides a measurable standard to this provision.

- 1.1.18 Delete standard.
Justification: All corner lots will have a minimum 8-foot landscape tract, and therefore, an increase in lot width is not necessary.
- 1.1.19 Design lots so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern, streetscape, or break in the open space. Examples that constitute a change in pattern include the appendage of a pie-shaped lot, the inclusion of a street curve affiliated with the back-up treatment and the use of a perimeter wall offset of at least 2-feet.
Justification: This revision simply clarifies acceptable treatment options.
- 1.1.20 Delete standard.
Justification: Each neighborhood contains a consistent lot size, but each lot size includes a variety of product types. In addition, roof forms, styles and colors will be regulated to ensure a diverse streetscape environment will be provided.
- 1.1.21 Delete standard.
Justification: While many lots within the General Development Plan do front or back up to open space, the General Development Plan was designed to provide a centralized, connected open space system through the center of the project, providing a very short walking distance to open spaces for all residents.
- 1.1.27 Delete standard.
Justification: The diversity of the streetscape will be provided by the mix of product types, staggering of the livable of entry feature in relation to the garage face enhancing the streetscape experience.
- 1.1.28 Delete standard.
Justification: Development Parcels 2A, 2B, 17A and 17B are planned for cluster, conventional small lot or courtyard housing products. To lessen the visual impacts of garage dominant streetscapes, shared driveways to subdivided lots may be incorporated into the design of the subdivisions.
- 1.2.6 Provide connectivity in the neighborhood by designing shorter block lengths, which reduce vehicular speed. When longer blocks will promote improved open access to community open spaces and amenities, allow the longer blocks with the inclusion of street curves as necessary to maintain low traffic speeds.
Justification: This revision provides alternative provisions that still maintain slow travel speeds and access to open spaces, meeting the intent of the standard.
- 1.2.7 Straight neighborhood streets should generally be less than 950-feet unless street curve elements, or traffic calming design elements are included in the street design and cul-de-sacs should generally be less than 420-feet.
Justification: This revision provides additional flexibility while allowing for a more creative and efficient design.
- 1.2.11 Delete standard.
Justification: The development is providing setback sidewalks and tree-lined streets which will ensure an abundance of landscaping and an attractive streetscape environment, even along cul-de-sacs.

- 1.2.14 The typical local street cross section is to be a minimum of 32-foot street width (back of roll curb to back of roll curb) in an overall right-of-way width of 50 feet to include 5 attached sidewalks.

Justification: The community will provide attached sidewalks. Where lots side on to local streets at end caps, the sidewalk will be attached to allow the landscape strip within the right-of-way to be combined with the adjacent landscape tract to provide a wider contiguous landscaped area.

- 1.2.17 Delete standard.

Justification: StoneHaven will include community arrival monuments (community identification and enhance landscape treatments) at peripheral locations along Bethany Home Road, 91st Avenue and Camelback Road. These community arrival treatments will be at corners of intersections rather than within the right-of-way to reduce conflicts with public street standards and utility routing.

- 1.2.18 Provide a landscaped area with a minimum area of 50' x 50' at the intersection of a local or collector street with an arterial street. Where StoneHaven ownership is controlled on both sides of a planned street, the landscape area or feature shall be located on one or both sides of the entrance.

Justification: There may be instances where appropriate seating locations are in more usable open space areas within the community.

- 1.3 Delete standard.

Justification: Not necessary. On-street parking on both sides of all local streets will be provided. Additional parking facilities will be provided at the project entry park area.

- 1.6 Design neighborhood theme walls or fencing, a minimum of 6-feet in height and 6 inches thick, and with the same architectural materials used for an 8-foot arterial wall. Eight-foot wall heights adjacent to arterial streets shall be measured from the top of the curb to the top of the wall. The combination of slope and physical wall or fencing is intended to meet the intent for the eight-foot high wall. Horizontal relief must also be provided in the design of the fence to include staggers, alternative materials, breaks, etc. with adjacent landscaping. Theme wall maximum horizontal run without variation is 400-feet. Examples that constitute a variation include the appendage of a pie shaped lot forcing a new wall bearing, the inclusion of a wall curve affiliated with the back-up treatment and adjacent street alignment, and the use of a perimeter wall offset of at least 2-feet.

Justification: Revision provides additional examples of appropriate wall treatment.

- 1.7 A landscape tract with an average width of 25-feet is to be provided along all arterial streets. An average of a 15-foot landscape tract is to be provided along all collector streets as a buffer for lots that back up to those roadways. This tract may be used for stormwater retention, but must be aesthetically designed and owned and maintained by the HOA.

Justification: Simply modified “minimum” to “average” to provide flexibility in its implementation with assumed adjustments to standards in response to local street standards with attached sidewalks.

5.7.2 Medium Lot Development

2.1.2 Corner lots are to be the minimum lot width required by the Zoning District with a minimum 8-foot wide landscape tract.

Justification: All corner lots will have a minimum 8-foot landscape tract, and therefore, an increase in lot width is not necessary.

2.1.4 Delete standard.

Justification: All lots require a variation of side-yard setbacks between 5 and 7 and 5 and 10 feet (total of 12 or 15) so there will be variation in side yard setbacks from lot to lot throughout the subdivision, meeting the intent of this provision of limiting a pattern of uniformity between homes.

2.1.5 Delete standard.

Justification: In all home product designs, all front-facing garage doors will be setback at least 5-feet from the livable area or front porch area of the home, creating a general stagger within each home itself, meeting the general intent of the standard.

2.1.6 Locate the main garage a minimum of 5-feet back from the entry feature, patio, courtyard, or living area and a third or fourth car garage a minimum of 3 feet recessed from the main garage. Different garage orientations and depths are encouraged to prevent a garage dominant street appearance.

Justification: Adding a front porch or other entry feature achieves the intent of the standard.

2.1.7a. Delete standard.

Justification: Per the General Development Plan, there are no significant areas within the plan that provide long lengths of lots that back up to arterial or collector streets within a break in the lot pattern, open space buffers, or a curb in the road that provides a natural stagger of homes.

2.1.7b. Delete standard.

Justification: Per the General Development Plan, there are no significant areas within the plan that provide long lengths of lots that back up to arterial or collector streets within a break in the lot pattern, open space buffers, or a curb in the road that provides a natural stagger of homes.

2.1.9 a. Delete standard.

Justification: All side yard setbacks include a minimum five feet per side with a minimum ten total. Groupings of lots will be separated periodically by community open space thereby providing for a variety of housing separations throughout the community.

2.1.9.b. Delete standard.

Justification: With the requirement for staggered side yard setbacks, there will be a mix of 10-foot, 20-foot and possibly 14-foot separation between homes, meeting the general intent of this standard.

- 2.1.9.c. Provide a minimum 25-foot rear yard setback for all two-story portions of the home only, including those with integral patios at the second level. A covered patio and balcony may extend into this setback up to 10 feet from the property line.

Justification: This standard has been modified from 30-feet to 25-feet to accommodate the proposed lot sizes and product types proposed within the community. Per the General Development Plan, there are numerous open space areas along all arterial and collector streets to break up any long rows of housing.

- 2.1.10 Delete standard.

Justification: This standard has been deleted to accommodate the proposed lot size and product types proposed. As stated previously, there are numerous open space areas along collector streets to avoid long rows of housing.

- 2.1.11 Avoid siding lots on arterial streets, unless there is a minimum 25-foot landscape buffer within the 25-foot landscape tract required in the Landscape Section.

Justification: This revision allows the existing tract to count toward the landscape buffer.

- 2.1.12 Delete standard.

Justification: This standard has been deleted in order to accommodate the lot size and product types proposed. The General Development Plan provided some limits on lots that back up the arterial streets to provide numerous breaks and open spaces in many areas.

- 2.1.13 Design the subdivision so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern, streetscape, or break in the open space. Examples that constitute a change in pattern include the appendage of a pie shape lot, the inclusion of a street curve affiliated with the backup treatment and the use of a perimeter wall offset of at least 2-feet.

Justification: This revision simply clarifies acceptable treatment options.

- 2.1.14 Delete standard.

Justification: The diversity of the streetscape will be provided by the mix of product types and staggering of the livable entry features in relation to the garage face enhancing the streetscape experience.

- 2.1.16 Provide a transition where adjacent, existing lots are larger than 12,000 square feet. Where existing development lot sizes are larger than 12,000 square feet new lots abutting the existing lots must provide for deeper rear yards than the subdivision typical depth by adding an additional ten (10) feet of lot depth.

Justification: This revision promotes the typical lot widths proposed for StoneHaven neighborhoods but includes a minimum ten-foot increase in standard lots depths

- 2.1.20 Avoid acute angles less than 60 degrees, where rear lot lines and side lot lines meet.

Justification: This revision provides a measurable standard to this provision.

- 2.1.25 Delete standard.

Justification: This change is based on the lot sizes proposed for the development, including five different lot sizes mixed throughout the community that are intended to respond to market demand and product segmentation.

- 2.2.1 Delete standard.

Justification: StoneHaven has been planned to include two Development Parcels intended for gated access thereby distinguishing the two neighborhoods as more exclusive and expanding segmentation for perspective home buyers. This distinction is expected to assist with the efficient phasing of the community.

- 2.2.7 Delete standard.

Justification: A General Development Plan is included within the PAD. This Plan defines the design intent for StoneHaven and the intended use of cul-de-sacs, eyebrows, lot orientation, landscape treatments and subdivision entry features.

- 2.2.10 Straight neighborhood streets should generally be less than 1,000-feet unless street curve elements are included in the street design and cul-de-sacs should generally be less than 420-feet.

Justification: This revision provides additional flexibility while allowing for a more creative and efficient design.

- 2.3.1 Creating a safe, attractive, public or private environment that encourages pedestrian activity could be achieved by incorporating detached sidewalks on collector streets within StoneHaven. The width of the landscape strip adjacent to the collector streets is to be a minimum of 5-feet to allow the trees, when full grown, to provide a canopy over the sidewalk. Sidewalk width for collector streets is 6-feet.

Justification: This design standard has been modified to eliminate detached sidewalks on local streets and to promote detached sidewalks on collector streets while increasing the sidewalk width to the current City of Glendale standard.

- 2.4.2 Delete standard.

Justification: To avoid conflicts regarding right-of-way management and utilities routing, alternatives to standard pavement within streets should be avoided.

- 2.5.3 A decorative masonry wall, designed and constructed to provide sound attenuation, is required adjacent to all arterial streets. The minimum height of the wall is 8 feet and 6 inches thick. The 8-foot wall height shall be measured

from the top of the adjacent street curb to the top of the wall. The combination of slope and exposed wall or fence will meet the intent of the 8-foot wall height.
Justification: Adjustments to finished lot grades contribute to sound attenuation with a combination of wall and adjusted grade addressing noise conditions.

- 2.5.4 Provide a minimum 6-foot high and a maximum 7-foot high theme wall adjacent to all collector streets (not including associated retaining walls as applicable).
Justification: This allows design flexibility with a maximum height.
- 2.5.7 Retaining walls on corner lots and return walls are to be finished with colors and materials compatible with those used throughout the neighborhood.
Justification: This revision allows additional options to stucco, which ensuring colors and materials that are compatible throughout the neighborhood.
- 2.5.10 Perimeter walls are to be designed to break up long expanses. This can be accomplished through alternating materials or patterns, pilasters or landscape planters built into the design of the wall, angled alignments, curves, or staggers. Provide distinctive horizontal and vertical relief on perimeter walls adjacent to arterial and collector streets. The maximum horizontal run without variation is 400-feet. The variations should occur regularly and in a comfortable pattern.
Justification: This standard increases the allowable linear run, but based on the size and scale of the overall community, provides an appropriate scale and distance between breaks.
- 2.6.3 A landscape tract with a minimum width of 20-feet and an average width of 25-feet to be provided along arterial streets as a buffer for the neighborhood and for lots that may back or side onto the arterial roadway.
Justification: Providing an average instead of a minimum allows for more variation and variety within the landscaped tract, while still providing the minimum overall requirements.
- 2.6.4 Provide an average 15-foot wide landscape tract adjacent to all collector roadways. These tracts may be used for stormwater retention or to meet open space requirements.
Justification: Providing an average instead of a minimum allow for more variation and variety within the landscaped tract, while still providing the overall minimum requirements.
- 2.6.6 Delete standard.
Justification: StoneHaven is proposing attached sidewalks and tree-lined street for all local streets within the community. The landscape theme and plant palette is defined within the PAD and will be further enhanced through the platting and final landscape plans.
- 2.6.8 Delete standard.
Justification: Minimum landscape tract width is defined at a minimum of 20 feet with an average of 25 feet. This will result in areas that are greater than 25 feet along arterial street frontages which meet the intent of the design standard.

5.7.3 Amenities

4.1.1 Delete standard.

Justification: The overall project will provide over 15% open space, to be located throughout the community. While some parcels may include more or less overall open space within the individual parcel, the open space master plan concept provides a centralized open space system throughout the community that exceeds the requirements of the open space standards.

4.3.1 Mailbox designs and locations are to be integrated with the development and used as a meeting place for residents. The design should be simple and understated as to not promote mailboxes as a dominant design element within the community.

Justification: Language added for clarification based on overall theme and character proposed for the community.

5.7.4 House Product Design

5.1.18 All return walls must be finished with decorative wall elements to match the development.

Justification: Modified to provide additional decorative options besides stucco.

5.8 Definitions

5.8.1 Rules of Construction

For the purposes of carrying out the intent of this Planned Area Development, certain terms or words used herein shall be interpreted or defined as follows:

1. Words used in the present tense include future, words used in the singular include plural and words used in the plural include the singular.

2. The word "shall" is mandatory.

3. The word "*Dwelling*" includes the word residence; the word *Lot* includes the words plot or parcel.

4. The word "person" includes an individual firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, or any other group or combination acting as a singular entity, including the federal and state government, another *City*, county, or school district, except as exempted by law.

5. The term "*City*" shall mean the collective Departments mandated to act in favor of protecting the public health, safety and welfare of residents within the *City* of Glendale; the term "*Council*" shall mean the *City Council* of the *City* of Glendale; the term "*Commission*" shall mean the Planning & Zoning *Commission* acting on legislative matters on behalf of the *City* of Glendale; and the term "*Board*" shall mean the *Board* of Adjustment acting on judicial matters on behalf of the *City* of Glendale.

6. Terms not herein defined shall have the meanings customarily assigned thereto.

7. For easy and quick reference, terms that are defined within this section are expressed in *italics* text throughout the Planned Area Development narrative.

5.8.2 Definitions

Abandonment by Plat means the procedure whereby the owner of land may abandon an *Easement* or temporary easement(s) and landscape easements by including the easement(s) on a *subdivision plat*. Such easements are abandoned, removing interest therein, upon approval by the *City Council* and recording of the plat in the *Office* of the County Recorder.

Abutting means the condition of two adjoining properties having a common property line or boundary, including cases where two or more *Lots* adjoin only a corner or corners, but not including cases where adjoining *Lots* are separated by a street or alley.

Acreage, means the place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Planned Area Development.

Accessory Building means a detached *building* whose use is customarily incidental to that of a *principal use* of the main *building* or premises.

Accessory Use means a subordinate use of a *building* or land customarily incidental to and conducted on the same *Lot* with the *principal use* which does not alter the character of the *principal use* or adversely affects other properties within the PAD.

Acreage, Gross means the *acreage* defined by any recorded parcel of land within the PAD legally defined area, plus one-half (1/2) the right-of-way of all adjoining streets and alleys and any proportional share of a common tract or tracts.

Agriculture means the science, art, or occupation concerned with cultivating land, raising crops, and feeding, breeding, and raising livestock or poultry.

Alcoholic Beverage Sales means the retail sale or wholesale of liquor, beer, wine, and/or other alcoholic beverages for on or off premises consumption regardless of whether it is subordinate to another use.

Alteration means any architectural, mechanical, or structural change to a *building*, which requires a permit under the *Building Code* of the *City*.

Analogous means similar or alike.

Applicant means a development entity seeking the approval of zoning, *site plans*, *subdivision plats*, zoning adjustment or construction documents as necessary to authorize the development of the StoneHaven Planned Area Development.

Application means the submittal of *Conceptual Development* plans or construction documents as necessary to obtain the approval of zoning, *site plans*, *subdivision plats*, zoning adjustment or construction documents in accordance with the provisions of the StoneHaven Planned Area Development.

Arcade Establishment means any place of business containing five (5) or more arcade devices or a combination of arcade devices and billiard tables.

Art Gallery means a room or group of rooms used to display and sell works of art.

Art/Craft Studio means a room or group of rooms used by artists and craftspeople in the creation of their work, including: painting, photography, sculpture, ceramics and other related arts and crafts.

Automobile Detailing means performing an extremely thorough cleaning, polishing, and waxing of an automobile both inside and out.

Automobile Repair, Minor means a repair of automobiles and the sale, installation, and servicing of automobile equipment and parts. Typical uses include muffler shops, tire shops, *automobile repair* garages, automobile detailing, tune-up shops, stereo installation and automobile glass shops and subject to performance standards.

Bar/Nightclub means an establishment providing entertainment such as live music, *Dancing*, and on-site alcohol consumption, but not adult entertainment.

Barbershops and Beauty Salons means establishments providing services for cutting, dressing, grooming, and styling hair and nails.

Board means the *City of Glendale Board of Adjustment* acting on behalf of the *City* on judicial matters.

Building means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind, including, but not limited to, tents, awnings, carports, ramadas, or vehicles situated on private property and used for purposes of a *building*.

Building, Principal means a *building*, or where the context so indicates, a group of *buildings*, within which is conducted the *principal use* of the *Lot* on which the *building* is situated.

Building Codes means the various codes of the *City of Glendale* which regulate construction and require *building permits*, electrical permits, mechanical permits, plumbing permits and other permits to do work and pertaining to National *building* regulations.

Building Coverage, see *Lot* coverage.

Building Height means the vertical distance measured from the higher of natural *Grade* level of finished *Grade* level as established by the *City Engineer*, to the highest point of the roof for flat roofs, to the deck line of a mansard roof or to the average elevation between eaves and ridges for gable, hip or gambrel roof.

Building Permit means an authorization to construct a structure as issued by the *City of Glendale*.

Church, Synagogue or Temple means a permanently affixed *building*, where one of the *principal uses* is for religious worship.

City means the *City of Glendale*.

Civic means a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit and municipal/public parking.

Clothing Alteration means an establishment for making repairs or *alterations* to *clothing*.

Commercial Parking Lots or Garages means a *Lot* or garage upon which cars are parked and may be subject to remuneration.

Commission means the *City of Glendale Planning & Zoning Commission* acting on behalf of legislative matters for the *City*.

Conceptual Development means *building* footprints, land use, signage, lighting, *open space*, landscaping, streets, etc. as depicted on the plan relates to concepts or the formation of concepts.

Conditional Approval means an affirmative action by the *City* indicating that approval will be forthcoming upon satisfaction of certain specified conditions or stipulations.

Condominium means a *building* or group of *buildings* in which the air space of units are owned individually as defined by a horizontal regime, and the structure, common areas and facilities are proportionally owned by all the owners on an undivided basis. *Condominiums* may be residential, commercial or industrial in nature.

Construction Yard means an area on or immediately adjacent to a major construction site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction *offices* and material staging.

Convenience Store means a small scale retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, and nonprescription medicine primarily to customers from the immediate area.

Council means the *City Council* of the *City* of Glendale.

Dancing, Theatrical or Music Studio means an establishment or space where performers learn, rehearse, or provide performances such as dance, plays, or musical scores.

Daycare means *Daycare* centers as defined by the Health and Safety Code, and the *Daycare* and supervision of more than five (5) or more children not related to the proprietor.

Density, Gross means the number of residential units divided by the *Gross Area* of a *Lot* created by a recorded land split, subdivision or map of dedication.

Density, Net means the number of residential units divided by the net acres of a *Lot* created by a recorded land split, subdivision or map of dedication.

Drive, Private means vehicular circulation drives defined by the StoneHaven Master Plan as necessary to maintain vehicular *access*, emergency response, utility routes, bicycle and

pedestrian movements to each *building* and as managed and maintained by the StoneHaven Home Owners Association.

Dry Cleaning and Laundry means an establishment for cleaning clothing and textiles using a chemical solvent other than water, and/or one using, or providing the use of washing machines and clothes dryers.

Dwelling Unit (DU) means a *building*, or portion thereof, designed as a unit for occupancy by one family for cooking, living and sleeping purposes.

Dwelling, single-family, detached A *building* containing only one *Dwelling* unit entirely separated from *buildings* on adjoining *Lots* or *building* sites.

Dwelling, multi-family A *building* or group of *buildings* serving as attached living units typically for lease (apartments) but may be provided for sale (*Condominium*). This term is intended to apply to the combination of residential units.

Easement means a grant of rights by the owner of property to the public, a corporation, an association or persons for a specified use or uses as so designated for a defined area.

Emergency Care Clinic (24 Hour) means a medical facility for the diagnosis and treatment of human patients which may include emergency service, surgery and may include overnight housing of patients.

Effective Date means the date upon which this Planned Area Development or any amendment hereto becomes effective.

Erected means built, constructed, altered, reconstructed, moved upon; any physical operations on a premises which are required construction, *Excavation*, fill, drainage and the like, shall be considered part of an erection.

Excavation means any breaking of ground, except agricultural soil tilling and grounds care.

Exclusive Parking means a *parking space* within a parking structure or at *Grade* parking that is designated to a specific use or user.

Farmers Market means consisting of retail markets for sale of food such as produce, nuts, honey, eggs, and processed food such as baked goods or juices. Such markets are typically run by an organization of food producers who market directly to the public and who are required to meet all requirements of the Maricopa County Environmental Health.

Financial Institutions means an institution that provides financial services for clients and members that may include managing deposits, making loans, and securing funds. These institutions include banks, *building* societies, credit unions, trust companies, and mortgage loan companies.

Finished Grade means the final *Grade* or elevation of the ground surface after *Grading* is complete.

Flood Plain means the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or other town floodplain management approved area adjoining a channel or a water course, or areas where drainage is, or may be, restricted by natural or human made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

Floor Area, Gross means the total of all floors of a *building* measured from the centerline of all exterior walls, but not including interior *parking spaces*, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Floor Area, Net means the total of all floors of a *building*, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio means the ratio of gross floor area to the total *Gross Area* of the parcel expressed as a percent or decimal. Any area included within a basement where the floor level is at least five (5) feet below the adjoining finished *Grade* or area devoted to the parking of automobiles shall be subtracted prior to calculation of the floor area ratio. Where rounding of numbers is necessary to determine floor area ratio, the nearest one hundredth (.00) shall be used. Parking structures are excluded from this calculation.

Galleries and Studios means an establishment related to art venues. Arts and entertainment activities may also be part of restaurants and other mixed use spaces.

General Plan, City of Glendale means a *General Plan*, or parts thereof, providing for the future growth and improvement of the *City of Glendale* and for the general location and coordination of streets and highways, schools and recreation areas, public *building* sites, specific neighborhood elements; and other physical development, which shall have been duly adopted by the *City Council*.

Glazing means a variety of tints, coatings, films, number of panes, and other features that control how much light is allowed into a *building* and how much heat, cold, and noise it blocks out.

Grade means the average level of the finished ground surfaces surrounding a *building* or structure, within a distance of twenty (20) feet.

Grading means any excavating, or filling or combination thereof and including the conditions resulting from any *Excavation* or fill.

Grocery means a retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, prescription medicine primarily to customers from the immediate area.

Gross Area means the area of a *Lot* or parcel including all dedicated streets, alleys, *private accessways*, roadway and or alley easements, and canal *rights-of-way*. Gross areas shall extend to the center of the existing *abutting* street or alley right-of-way.

Health/Fitness means establishments offering predominately participant sports within an enclosed *building*. Typical uses include bowling alleys, billiard parlors, indoor ice or roller skating, indoor racquetball courts, indoor batting cages and health or fitness clubs.

Home Owners Association (HOA) means an organization which is authorized by the StoneHaven Codes, Covenants and Restrictions to accept and manage the responsibility of all maintenance and management responsibilities for all common areas defined within the PAD.

Home Occupation means any occupation or profession conducted from a principal residence in a residential zoned district, as an *accessory use*.

Live Entertainment, Indoor means facilities, which include music by more than one (1) musician, or *Dancing*. Such facilities can be approved through administrative review, if the entrances to and exit from the *building* are located more than three hundred (300) feet from any single family residential use. The dance floor may not exceed one-eighth (1/8) of the total floor area. No adult entertainment shall be permitted. The closing time of the dance floor shall be simultaneous with the closing of the bar. All other live entertainment that does not meet these conditions will require a Use Permit.

Living Area means the occupied portion of a residence, including interior areas, exterior porches and partially enclosed areas, not including garage.

Lodges and Fraternal Associations means an association of persons, whether incorporated or not, for social purposes, but not including groups which are organized primarily to render a service carried on as a business for profit.

Lot means a *Lot* or parcel of land separated from every other piece or parcel by description, in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

Lot Area, Gross means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and half the adjacent right-of-way.

Lot Area, Net means the total area of a *Lot* within the *Lot* lines as measured on a horizontal plane to all *Lot* corners and exclusive of any adjacent *rights-of-way*.

Lot Coverage means the part or percentage of a *Lot* occupied by a principal and any *accessory buildings* determined by dividing the total gross floor area by the net *Lot* area.

Lot Line means a line bounding a *Lot*; synonymous with street right-of-way line when a *Lot* line coincides with a right-of-way line of an *abutting* street.

Map of Dedication means a form of *subdivision plat* that dedicates rights-of-way, and/or easements.

Medical/Dental Clinic means an establishment providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual *offices* or suites, which may include laboratories incidental to the practitioner's consulting or therapeutic work but excluding licensed health facilities.

Multifamily Residential means the use of a site for two or more *Dwellings* within one or more *buildings*.

Net area means the area of a *Lot* or parcel excluding all dedicated streets or alleys and roadway or alley easements.

Off-street means land, which is not within any dedicated rights-of-way.

Office means a use that provides professional, administrative, or business related services. Production, storage, distribution, or sales of goods or commodities are not included.

Open Space means an area that is intended to provide light and air and is designed for either environmental, scenic, stormwater management and/or recreational purposes. *Open space* may include, but is not limited to turf areas, desert planting areas, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, roof gardens, and /or water courses.

Outdoor Dining means a use incidental to the primary use, such as a restaurant, that allows patrons to dine in a designated outdoor area.

Outdoor Sales means the display of products or services are intended for retail or wholesale purchase not within a completely enclosed *building*.

Parking Lot means an area used for the *off-street* parking of more than two motor vehicles, including *parking spaces*, as well as *access* and maneuvering aisles.

Parking Space means a space designated for the temporary parking of a motor vehicle not on the right-of-way or alley but accessible from a street or alley.

Parks and Recreation, Outdoor means *open space* area accessible by pedestrians that includes amenities such as walkways, playfields, armadas, sport courts, and water features.

Paved Parking Space or Surface means an area covered by an impervious dust free surface of asphalt or concrete designed to Town or MAG specifications.

Planning Director means the person designated by the *City Manager* as having the primary responsibility for administering and enforcing the requirements and conditions of the PAD with respects to the public health, safety and welfare.

Plat, Final means a map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a registered Arizona land surveyor or civil engineer in accordance with the provisions of the StoneHaven PAD.

Plat, Preliminary means a preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with the provisions of the StoneHaven PAD.

Plat, Recorded means a final plat bearing all of the certificates of approval as required by the StoneHaven PAD and common law and duly recorded in the Maricopa County Recorder's *office*.

Principal Use means the main or primary use on any *Lot* or parcel which establishes the basic land use characteristics of the property, as opposed to an *accessory use*. In some instances, a property may have more than one (1) *principal use*.

Private Accessway means any private street or private way of *access* to one or more *Lot s*, which is owned and maintained by an individual or group of individuals and has been improved in accordance with approved standards for private *access ways* and plans approved by the *City* of Glendale. A private accessway is intended to apply where its use is logically consistent with a desire for neighborhood identification and control of *access*, and where special design concepts may be involved, such as within a PAD.

Public Utility means any person, firm, corporation, *City* or special taxing district authorized under State Statute or *City* charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility".

Project means one (1) or more uses, *buildings*, or tenant spaces designed to function as an integral unit through shared parking and driveways, even though there may be separate ownership's and parcels.

Restaurant means any food service establishment such as but not limited to; coffee shops, cafeterias, short-order cafes, luncheonettes, sandwich stands, drugstores, and soda fountains serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.

Retail, General Merchandise means stores selling new or used merchandise including but not limited to: antiques, apparel, bicycles, books, cameras, drugstores, electronics, floor/window coverings, food market, florist, furniture, glassware, gifts, hardware and home warehouse, hobbies, jewelry, lighting, music, pets, portraits, shoes, sporting goods, telephone, tobacco, and toys.

Retaining Wall means an engineered structure constructed and/or *Erected* between land of differing elevation to protect structures and/or prevent erosion.

Rights-of-Way means a public way established or dedicated exclusively for public purposes by a duly *recorded plat*, deed, grant, governmental authority or by operation of the law.

Schools (Professional/Technical/Higher Education) means a place of general instruction including colleges, but not including business colleges, child care centers, *Dancing* schools, or specialized trade or vocational schools.

Screen Wall means a masonry wall so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property that is approximately the same elevation as the activity or use.

Setback means the required distance between the property line and the closest point of any *building* or structure.

Site Plan means a development plan depicting the plan view of the intended development for a defined development site and providing the necessary information as defined by the StoneHaven PAD to determine development compliance with the development standards provided by the PAD.

Small Animal Grooming Facility means an establishment, at which dogs, cats, or other small animals are commercially groomed, bathed or trimmed. There shall be no boarding or overnight keeping of any animals, and all animals shall be inside an enclosed sound proofed *building* at all times.

Special Events means public assembly / gatherings within the StoneHaven common *open space* areas for sponsored events such as art fairs, culinary fairs, musical concerts, art showings, craft fairs and all similar functions which require a use permit per City of Glendale requirements.

Story means a space in a *building* between the surface of any floor and the surface of the next floor above, or if there is no floor above; then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five (5) feet below the adjoining finished *Grade*, the space shall be considered a basement and not counted as a story.

Street means a right-of-way, other than an alley, dedicated or otherwise legally established for public use, usually affording the principal means of *access* to *abutting* property.

Street, local means a street designed to provide vehicular *access* to *abutting* properties and to discourage through traffic.

Street, public means any street, which has been dedicated or is otherwise publicly managed by the *City*. Any local street, not in compliance with the criteria to establish a public local street, shall be deemed a private street for management by an Association.

Street Line means a right-of-way line of a street, which abuts a *Lot* line.

Streetscape means the designed element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians as well as use frontage (*building* facades, porches, yards, fences, awnings, etc.) and street amenities (street trees, plantings, benches, streetlights, fountains, etc.)).

Street Furniture means objects and equipment installed in public areas for various purposes, including benches, bollards, post boxes, phone boxes, streetlamps, street lighting, bus stops, public lavatories, fountains, memorials, and waste receptacles.

Structure means that which is built or constructed, an edifice or *building* of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and attached to the ground.

Subdivision means improved or unimproved land or lands divided for the purpose of sale or lease, whether immediate or future, into four or more *Lots*, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more *Lots*, tracts or parcels of

land, or, any such property, the boundaries of which have been fixed by a *recorded plat*, which is divided into more than two parts.

Subdivision Plat means a map for the subdivision of land.

Temporary Office or Construction Trailer means a temporary portable unit for *office* use, which is designed to be transported, after fabrication, on its own wheels, or on a flatbed, other trailer, or have detachable wheels.

Use means the purpose for which a *building* is arranged, designed or intended, or for which land or a *building* is or may be occupied.

Use, Accessory means a subordinate use to the *principal use* on a *Lot* and used for purposes clearly incidental to those of the *principal use*.

Use, Principal means the main use to which the premises are devoted and the main purpose for which the premises exist.

Utilities means the installation of facilities, underground or overhead, furnishing for the use of the public electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, owned and operated by any person, firm, corporation, municipal department, or *board*, duly authorized by state or municipal regulations. Utility or utilities as used herein; may also refer to such persons, firms, corporations, departments, or *boards*, as applicable herein.

Variance means a modification of the literal provisions of the development regulations contained within the StoneHaven PAD or the *City of Glendale Zoning Ordinance* as granted by the *Board* upon a finding that strict enforcement of the regulation would cause undue hardship owing to circumstances unique to the individual property for which the variance is granted.

Veterinary Clinic (completely enclosed) means an *office* maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals, namely the usual household pets and other animals of a similar size and nature but not livestock.

Wireless Communication Facility means a facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996, and any amendments thereto. Wireless communication facilities are composed of two or more of the following components: antenna, mount, equipment shelter, and wall or security barrier.

Yard means an *open space* located between any portion of a *building* and the nearest *Lot* line, or the nearest adjacent *building* or group of *buildings*, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided for in this chapter.

Zoning Inspector means the municipal official appointed by the *City Manager* and assigned the duties and responsibilities of the *Office of Zoning Inspector* as hereinafter provided.

5.9 **Pad Amendment Procedures**

The following provisions are intended to provide criteria for the determination of major and minor amendments to the StoneHaven PAD. In addition, this Section is intended to define the amendment procedures applicable to major and minor amendments.

5.9.1 Formal Amendments

Formal amendments to the PAD as represented by the Plan narrative and as expressed through the Introduction, Existing Development Conditions, Master Plans and Development Standards, defined within this PAD, may become necessary from time to time, and for various reasons which are envisioned as follows:

- to respond to changing market or financing conditions,
- to update the PAD as necessary to reflect new development conditions, and/or
- to respond to the requirements of potential users or builders on the property.

Amendments to the approved PAD may be requested by the Master Developer, and/or any land owner within the defined limits of the StoneHaven PAD. Only the contents of the specific amendment request may be considered and acted upon by the *Planning Director*, *Glendale Planning Commission* and/or *Glendale City Council*.

When changes or modifications to the PAD are deemed necessary or appropriate by the Master Developer and/or land owner within the defined limits of the StoneHaven PAD, proposed amendments or modifications shall conform to the following procedures:

1. The *applicant(s)* shall submit a letter which defines the proposed amendment and a rationale for such amendment to the *City of Glendale Planning Director* outlining the *applicant's* interpretation of the defined amendment (major, or minor).
2. Upon receipt of the proposed amendment letter, the *Planning Director* shall determine if the proposed amendment constitutes a major or minor amendment.

5.9.2 Major Amendments

If the *Planning Director* determines the proposed amendment to be a major amendment, as described below, the amendment request shall be processed in the manner set forth by the *City of Glendale Planned Area Development District Regulations* with the amendment being processed under the same provisions as the original approval by the *City Council*.

Major Amendment Criterion

A Major amendment is a change to the PAD that has a material change to the vision, purpose and intent, master plan elements or regulatory development standards defined within the PAD. A change to the PAD shall be deemed Major if it meets one or more of the following criteria:

- Density Regulation: A proposed increase in the maximum number of permitted residential units within any one parcel by more than 10% or the project as a whole by more than 5%.
- Permitted Use Regulation: Any substantial *alteration* to the list of permitted uses of the Property set forth in the PAD, as deemed to be substantial by the *Planning Director*.
- Development Regulation: Any proposed *alteration* to approved StoneHaven Development Standards as defined by Sections 5, Regulatory Development Standards (with the exception of Section 5.7, Residential Design Guidelines, which shall be a Minor Amendment), which modifies the purpose and intent of this PAD as determined by the *City of Glendale Planning Director*.
- Land Use Modification: A proposed change in land use designation changes by more than 20%, or any change that increases the density or intensity of use within 300-feet of an existing residential property owner.

5.9.3 **Minor Amendments**

If the proposed amendment does not meet the requirements outlined above for a major amendment, then it shall be considered a minor amendment and shall be acted upon administratively by the *Planning Director*. Unless otherwise required by law, those changes determined to be minor amendments shall not require public notice or public hearings.

Minor Amendment Criterion

An amendment will be deemed to be Minor if it involves any of the following:

- Any *alteration* to the PAD narrative which does not directly impact the health, safety and welfare for any adjacent property owner or that of the general public as determined by the *Planning Director*.
- Any proposed use which is deemed to be *analogous* to the defined permitted uses, conditional uses, or *accessory uses* by the *Planning Director*.
- Any minor *alteration* to the list of permitted uses of the Property set forth in the PAD, as deemed to be minor by the *Planning Director*.
- Any modification to Section 5.7, Residential Design Guidelines to accommodate the implementation of the community master plan elements.
- Any *alteration* to the StoneHaven Land Use Master Plan (such as a minor shift in roadway alignment, minor adjustment to subdivision or parcel layout, etc.), or any other Master Plan which does not directly impact the health, safety and welfare of any adjacent property owner or the general public as determined by the *Planning Director*.
- Any other revision, adjustment or interpretation to the PAD that does not meet the criteria for a Major Amendment as defined in Section 5.9.2 above.

Upon the approval of any proposed amendment to the PAD, the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

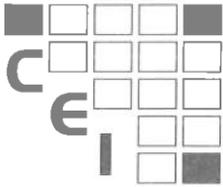
5.9.4 **Administrative Interpretations**

On occasion, it may be necessary to request formal or informal interpretation from the *City of Glendale Planning Director* related to the implementation and/or interpretation of the PAD. These circumstances may relate to interpretation of project intent, use, development standards as may be applicable to the interpretation of the provisions of the *City of Glendale Zoning Ordinance* or to interpretation of intent of narrative contained in this *application*. It is anticipated that interpretation to these provisions may be made in oral or written form upon the request of the Master Developer or any member of the StoneHaven *Property Owners Association*.

APPENDICES

Appendix A

Gross Zoning Legal Description



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

1642 E. Orangetwood Ave. ■ Phoenix, Arizona 85020 ■ TEL (602) 395-9300 ■ FAX (602) 395-9310

September 6, 2013
Job No. 000403

Legal Description For Stonehaven

That portion of Section 15, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of Section 15, thence North 00 degrees 00 minutes 41 seconds West, along the West line of the Southwest quarter of Section 15, a distance of 2388.59 feet;

Thence North 89 degrees 47 minutes 02 seconds East, 241.88 feet;

Thence North 00 degrees 00 minutes 26 seconds West, 208.70 feet;

Thence South 89 degrees 47 minutes 02 seconds West, 241.90 feet to a point on the West line of said Southwest quarter of Section 15;

Thence North 00 degrees 00 minutes 41 seconds West, along said West line of the Southwest quarter of Section 15, a distance of 45.00 feet to the Northwest corner of said Southwest quarter (West quarter corner of Section 15);

Thence North, along the West line of the Northwest quarter, 2549.90 feet to a point from which the Northwest corner of said Section 15 bears North, 91.50 feet;

Thence North 89 degrees 47 minutes 29 seconds East, 1508.52 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 00 degrees 12 minutes 34 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 48 degrees 56 minutes 08 seconds and an arc length of 512.45 feet;

Thence South 41 degrees 16 minutes 26 seconds East, 112.87 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 48 degrees 43 minutes 34 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 48 degrees 58 minutes 44 seconds and an arc length of 512.91 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 542.26 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 00 degrees 15 minutes 10 seconds East, 600.00 feet;

Thence Northeasterly along the arc of said curve, through a central angle of 30 degrees 54 minutes 53 seconds and an arc length of 323.74 feet;

Thence North 58 degrees 49 minutes 57 seconds East, 178.14 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 31 degrees 10 minutes 03 seconds East, 600.00 feet;

Thence Northeasterly along the arc of said curve, through a central angle of 30 degrees 54 minutes 53 seconds and an arc length of 323.74 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 542.26 feet to the beginning of a tangent curve concave Southerly, whose radius point bears South 00 degrees 15 minutes 10 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 08 degrees 37 minutes 17 seconds and an arc length of 90.28 feet;

Thence South 81 degrees 37 minutes 53 seconds East, 184.10 feet to the beginning of a tangent curve concave Northerly, whose radius point bears North 08 degrees 22 minutes 07 seconds East, 600.00 feet;

Thence Southeasterly along the arc of said curve, through a central angle of 08 degrees 37 minutes 17 seconds and an arc length of 90.28 feet;

Thence North 89 degrees 44 minutes 50 seconds East, 446.29 to a point on the East line of the Northeast quarter of Section 15, from which the Northeast corner of Section 15, bears North 00 degrees 01 minutes 56 seconds West, 365.27 feet;

Thence South 00 degrees 01 minutes 56 seconds East, along said East line of the Northeast quarter, 955.09 feet to the Northeast corner of Missouri Ranch, a subdivision, recorded in Book 582 of Maps, Page 33 of Official Records;

Thence South 89 degrees 47 minutes 09 seconds West, along the North line of said subdivision, 1324.16 feet to the Northwest corner thereof;

Thence South 00 degrees 03 minutes 14 seconds East, along the West line of said subdivision, 710.26 feet to the Northeast corner of that certain parcel described in Special Warranty Deed recorded as Document No. 02-0992583;

Thence South 89 degrees 46 minutes 57 seconds West, coincident with and the prolongation of the North line of said certain parcel, 1323.75 feet to a point on the North-South mid-section line of Section 15, from which the center of Section 15 bears South 00 degrees 04 minutes 37 seconds East, 610.08 feet;

Thence continuing South 89 degrees 46 minutes 57 seconds West, 83.86 feet to a point on the arc of a non-tangent curve concave Easterly, whose radius point bears South 82 degrees 32 minutes 24 seconds East, 500.00 feet;

Thence Southerly along the arc of said curve, through a central angle of 07 degrees 32 minutes 14 seconds and an arc length of 65.77 feet;

Thence South 00 degrees 04 minutes 37 seconds East, parallel to said North-South mid-section line, 420.66 feet to the beginning of a curve to the left, having a radius of 500.00 feet;

Thence Southerly along the arc of said curve to the left, through a central angle of 11 degrees 49 minutes 13 seconds and an arc length of 103.15 feet;

Thence South 11 degrees 53 minutes 50 seconds East, 21.84 feet to a point on the East-West mid-section line, from which the center of Section 15 bears North 89 degrees 47 minutes 02 seconds East, 73.11 feet;

Thence continuing South 11 degrees 53 minutes 50 seconds East, 356.89 feet to a point on the North-South mid-section line and a point on the periphery of Camelback Park, a subdivision, recorded in Book 313 of Maps, Page 41 of Official Records, from which the center of Section 15 bears North 00 degrees 04 minutes 37 seconds West, 349.50 feet;

Thence continuing along the periphery of said subdivision the following seven courses,

South 11 degrees 53 minutes 50 seconds East, 371.61 feet to the beginning of a curve to the right having a radius of 802.49 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 45 minutes 33 seconds and an arc length of 416.81 feet;

Thence South 17 degrees 51 minutes 43 seconds West, 355.71 feet to the beginning of a curve to the left having a radius of 768.15 feet;

Thence Southerly along the arc of last said curve through a central angle of 29 degrees 11 minutes 16 seconds and an arc length of 391.31 feet;

Thence South 11 degrees 19 minutes 33 seconds East, 300.00 feet to the beginning of a curve to the right, having a radius of 1015.43 feet;

Thence Southerly along the arc of last said curve through a central angle of 11 degrees 14 minutes 56 seconds and an arc length of 199.36 feet to a point on the North-South mid-section line;

Legal Description
Job No. 000403
Stonehaven
September 6, 2013
Page 5

Thence South 00 degrees 04 minutes 37 seconds East, along said North-South mid-section line, 300.00 feet to the South quarter corner of Section 15;

Thence South 89 degrees 46 minutes 36 seconds West, along the South line of said Southwest quarter, 2655.81 feet to the Southwest corner of Section 15 and the **Point of Beginning.**

Note: The above described parcel contains 16,682,924 square feet or 382.9872 acres, more or less.



CITIZEN PARTICIPATION FINAL REPORT
for

STONEHAVEN

GPA Amendment and PAD AMENDMENT

9050 West Camelback Road
Approximately 395 acres located at the northeast corner of
91st Avenue and Camelback Road

Glendale, Arizona

General Plan Amendment & Rezoning Requests Application Numbers: GPA17-01 and ZON17-01

Owner/ Master Developer

John F. Long Properties LLLP
Contact: Jake Long and Jim Miller
1118 East Missouri Avenue, Suite A
Phoenix, Arizona 85014

**Pulte Homes - Master Residential
Developer / Primary Home Builder**

Contact: Greg Abrams
16767 Perimeter Drive
Scottsdale, Arizona 85260

Representatives

Contact: **Alan Beaudoin**
1118 East Missouri Avenue
Phoenix, Arizona 85014

Contact: **Susan Demmitt**
Gammage & Burnham PLC
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85003

Prepared by:

ALAN BEAUDOIN
PLANNING CONSULTANT

Prepared: February 24, 2017

CITIZEN PARTICIPATION FINAL REPORT

STONEHAVEN

General Plan Amendment & Rezoning Requests
Application Numbers: GPA17-01 and ZON17-01

PROJECT DESCRIPTION

The **StoneHaven** property is approximately 395 acres and generally lies between Bethany Home Road alignment on the north, Camelback Road on the south, 91st Avenue on the west and 83rd Avenue on the east. The subject property has been under agricultural production for nearly a century and has been under the ownership of John F. Long and under the management of John F. Long Family Properties for decades.

General Plan Amendment and Planned Area Development (PAD) Amendment applications were filed concurrently. The **StoneHaven** property is currently zoned Planned Area Development with a General Development Plan and Master Plans that support a base of 1,161 residential units and a maximum of 1,219, as well as, up to 335,000 square feet of commercial / retail square feet on two development parcels. The General Plan Amendment and PAD Zoning Amendment Applications (“Applications”) seek to adjust the General Development Plan in support of 1,406 base residential units. The plan for commercial services (square feet) will remain consistent with the original PAD Zoning Approval granted in April of 2016. The **StoneHaven** PAD, inclusive of the amendment, will continue to provide for a broad range of single family housing types of various lot sizes, densities and product types with the PAD Amendment expanding the variety of housing types envisioned for this Planned Community.

The following actions were requested of the Glendale *City Council* in association with the **StoneHaven** Planned Community *Applications*:

- A Resolution approving the minor amendment to the Land Use Element of the *General Plan* to permit two new locations (adjacent to 91st Avenue and to the planned commercial uses) for medium high density residential land use (5.0 – 8.0 dwelling units per acre) thereby enhancing the demand for commercial services intended to support the purchasing power of the new resident population and surrounding area; and
- An Ordinance approving the amended base zoning districts for **StoneHaven** as supported by the Master Development Plan, Land Use Program and amended Master Plans.

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

This Citizen Participation Final Report has been prepared in accordance with the City of Glendale Citizen Participation Ordinance (CPO). As prepared, the intent of the Plan is to meet the City's CPO requirements and the recommended notification area as identified by the Planning Department. In accordance with requirements of the CPO, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- On December 27, 2016, Gammage & Burnham PLC mailed the required Neighborhood Meeting invitation letter. See Appendix A – 1st Neighborhood Notification Letter. There were a total of 1,392 letters mailed to: All property owners within 500-feet of the subject site (as provided by the Maricopa County Assessor data base); Glendale Homeowners Associations and Registered Neighborhood Groups (as provided by the Glendale Planning Department), interested parties (as provided by the Glendale Planning Department), the Mayor's office, the City Council's office, and the Planning Department and the following property owners as requested by Councilwoman Joyce Clark: All Pendergast Estates property owners (as provided by the Maricopa County Assessor data base); all property owners, including Missouri Ranch and Camelback Park, generally located north of Camelback Road, east of the *StoneHaven* property, and south and west of the SRP flood control channel (as provided by the Maricopa County Assessor data base); and all property owners generally located north of the Bethany Home Road alignment, east of 91st Avenue, west of 83rd Avenue, and south of the Rose Lane alignment (as provided by the Maricopa County Assessor), to advise them of the proposed General Plan Amendment and Rezoning applications and to notify them of the Neighborhood Meeting and extend an invitation.
- The list of property owners, Glendale Homeowners Associations and Registered Neighborhood Groups, interested parties, the Mayor's office, the City Council office, and the Planning Department, along with assessor's map showing which property owners were notified is provided at Appendix B – 1st Neighborhood Notification Mailing List and Map.
- The 1st Neighborhood Notification Letter invited property owners, Glendale Homeowners Associations and Registered Neighborhood Groups, interested parties, the Mayor's office, the City Council office, and the Planning Department to attend a Neighborhood Meeting at Sunset Ridge Elementary School, 8490 West Missouri Avenue, Glendale, AZ on Wednesday, January 11, 2017, at 6:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting. The notice included an aerial exhibit showing the location of the property, a depiction of the proposed General Plan Land Use Amendment and PAD General Development Plan. The neighborhood

meeting letter also included the applicant's contact information, including address, phone, e-mail, and fax number, to facilitate communication for anyone wanting to express concerns, issues, or problems, they could also do so by calling, writing, emailing, or faxing the applicant.

- On January 25, 2017, LVA Urban Design Studio mailed a Follow-Up, 2nd Neighborhood Meeting invitation letter to all 62 Pendergast Estates property owners, including Pendergast Estates property owners that attend the 1st Neighborhood meeting. See Appendix C – Follow-Up, 2nd Neighborhood Notification Letter and Appendix D – Follow-Up, 2nd Neighborhood Notification Mailing List.
- The Follow-Up, 2nd Neighborhood Meeting was held on February 1, 2017, at Mr. and Mrs. Schwerd's residence, 9115 West San Juan Avenue. The purpose of the Follow-Up, 2nd Neighborhood Meeting was to inform Pendergast Estates property owners that attended the 1st Neighborhood Meeting of the revisions and updates on the proposed General Plan Amendment and Rezoning applications, and to facilitate further in-depth discussions regarding areas of particular interest to Pendergast Estates property owners since the 1st Neighborhood Meeting.
- On February 1, 2017, John F. Long Properties mailed 35 Follow-Up, 3rd Neighborhood Meeting invitation letter to Camelback Park, Missouri Ranch and Tesoro Estates property owners that attended the 1st Neighborhood Meeting, and to all Camelback Park property owners along 87th Avenue. See Appendix E – Follow-Up, 3rd Neighborhood Notification Letter and Appendix F – Follow-Up, 3rd Neighborhood Notification Mailing List.
- The Follow-Up, 3rd Neighborhood Meeting was held on February 8, 2017, at the Desert Mirage Golf & Practice Center, 8710 West Maryland Avenue. The purpose of the Follow-Up, 3rd Neighborhood Meeting was to introduce the proposed General Plan Amendment and Rezoning applications to property owners along 87th Avenue that did not attend the 1st Neighborhood Meeting, and to inform Camelback Park, Missouri Ranch and Tesoro Estates property owners that attended the 1st Neighborhood Meeting of the revisions and updates on the proposed General Plan Amendment and Rezoning applications since the 1st Neighborhood Meeting.
- Following submittal of this Citizen Participation Final Report (February 24, 2017) the applicant collected all comments received from the public (comment cards, phone calls, emails, other) for documentation. Should any adjacent property owners and/or other interested individuals raise any concern between the submittal of this Citizen Participation Final Report, and the public notice with the General Plan Amendment and PAD Amendment hearing dates, the Project Team will make every effort to address the concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means to communicate project intent. Members of the Project Team are committed to

working with the City of Glendale, surrounding neighbors, and any interested parties to ensure the compatibility and success of these applications.

1st Neighborhood Meeting

- The 1st Neighborhood Meeting was held on January 11, 2017 from 6:00 PM to 8:15 PM. 59 properties represented (75 people signed-in) at the meeting (4.2% of the total 1,392 property owners notified). See Appendix G – 1st Neighborhood Meeting Sign-In Sheets. StoneHaven representatives included Mr. Jake Long, John F. Long Properties General Partner, Jim Miller, John F. Long Properties, Director of Real Estate, Greg Abrams, Pulte Homes, Alan Beaudoin, Ron Hilgart, Hilgart-Wilson, and Susan Demmitt, Nick Sobraske and Moses Eason, Gammage & Burnham PLC.
- Glendale Councilwoman Clark and Jon Froke, Glendale Planning Director, also attended the meeting.

Meeting Summary

- The meeting was conducted in an Open House format from 6:00 PM to 6:50 PM to encourage attendees to mingle with the project team as necessary to learn about the General Plan Amendment and PAD Amendment with one on one interface with project team members. Exhibits included an aerial/context photograph, existing and proposed General Plan land use designation, existing and proposed zoning, and conceptual lot layout/landscape plan. StoneHaven representatives were stationed at the exhibits to provide an overview of the applications and to answer questions.
- Councilwoman Clark insisted that a formal presentation be provided. At 7:00 PM, Mr. Miller, Mr. Abrams and Ms. Demmitt provided a formal presentation and overview of the applications, and answered questions and responded to comments regarding the current housing market and homebuilder demands, housing product diversity, existing and proposed lot sizes, existing and proposed density, anticipated project phasing and construction schedule, traffic impacts and circulation, pedestrian connectivity, school capacity, property values, crime, apartments, housing product diversity, commercial services, construction and timing of Bethany Home Road between 83rd and 91st Avenues, widening and construction of Camelback Road and 91st Avenue, rental properties, and the proposed parks and amenities.
- Following the formal presentation and questions/answers, the meeting returned to an Open House format to allow attendees to continue to review the exhibits and ask any additional questions.

- Public comment cards were made available to all attendees with encouragement to provide written comment. The cards were collected to document participant comments. See Appendix H – 1st Neighborhood Meeting Comment Cards.

Follow-Up, 2nd Neighborhood Meeting

- The Follow-Up, 2nd Neighborhood Meeting was held on February 1, 2017 from 6:30 PM to 9:00 PM. 16 people attended the meeting (25.8% of the Pendergast Estates property owners notified). See Appendix I – Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets. StoneHaven representatives included Mr. Miller and Mr. Beaudoin.

Meeting Summary

- Following introductions, Mr. Beaudoin provided an overview of the handouts provided at the sign in table. These included: (1) A summary of the January 11th, greater neighborhood meeting inclusive of the written comments provided by residents within the Pendergast Estates Neighborhood (7 written comments provided); (2) Resident comment cards (to collect additional comments from attendees); (3) Exhibit A – Average Daily Traffic Volumes (prepared by CivTech); and (4) Pendergast School District Bond Facts Sheet and Frequently Asked Questions.
- The list of written comments provided at the January 11th Greater Neighborhood Meeting included the following:
 1. Opposed: Traffic impact; property values; increase in crime north of Camelback Road.
 2. Opposed: No apartments.
 3. Opposed: No apartments.
 4. Opposed: Too dense; no patio/courtyard homes; traffic impact' grocer will increase traffic.
 5. Neutral: Eliminate entrance across from Copper Canyon HS and an entrance along Camelback Road.
 6. Neutral: Proposal is "ok, except for 17A and 17B".
 7. Opposed: Housing product is too small; school impact; developer should construct all road improvements prior to home construction; "this is blue collar area"; housing will turn into rentals and lower property values.
- Based on the comments provided, the meeting agenda for the Pendergast Estate Neighborhood Meeting focused on the following "Common Themes":
 1. Concern for housing products and perhaps diversity.
 2. Concerns for School District and school overcrowding.
 3. Traffic impacts and conditions

- StoneHaven representatives provided a presentation for each of the common themes.
- The first topic addressed the School District (“District”), school planning, school capacity, school funding, and the vacant property immediately south of the Pendergast Estates Neighborhood that is already owned by the District. The Pendergast School District Facts Sheet and Frequently Asked Question materials were reviewed. These materials expressed an understanding for District growth and identified funds recently approved by voters within the District which would appropriate \$59.9 million for District facilities improvements including an increase of additional classrooms at Sunset Ridge Elementary School. The District owns a vacant property (15 acres) at 95th Avenue and Missouri. Should capacity be absorbed at the Sunset Ridge Elementary School, it would seem the District would have the means to expand facilities on the vacant property to the west of 91st Avenue. The District was notified by a letter dated December 15, 2016. To date, the District has not responded or otherwise expressed concern regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. To date, the District has not expressed concerns regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. It is estimated the additional homes affiliated with the amendment to StoneHaven could generate approximately 125 additional elementary aged students for the District.
- The second topic addressed traffic concerns. Mr. Beaudoin explained the traffic exhibit and the corresponding hand out, which was distributed to everyone. The construction of Bethany Home Road will modify the current traffic patterns. Everyone seemed to understand that even with the addition of traffic from the StoneHaven community, traffic would lessen on Camelback Road and intersection operations in the surrounding vicinity would improve. The meeting participants had many questions regarding traffic as indicated in the questions and responses defined below.
- The third topic addressed the five residential housing types. Mr. Beaudoin explained the five housing types in StoneHaven and how the numbering system (Figure 9) corresponded to the product boards on display and said we will conclude the discussion and invited people up to review the boards which display the residential housing types. The exhibits reflecting the five residential product types have been developed by assembling images from Pulte Homes communities as well as housing types being built by other home builders. These product types are not unique to the StoneHaven proposal for the City of Glendale. Examples of housing types provided on the exhibits were provided from Gilbert, Phoenix and Queen Creek. The materials provided housing elevations, streetscape images directly from photography provided by Google Maps and subdivision configurations. The cluster housing types were explained. The SHD-3 housing types are in demand and attractive to young couples, retired

couples, individuals and to professionals that travel as a part of their jobs. Mr. Miller had only two people question the smaller housing type (SHD-3) and one said we should just move this product type closer to the school, indicating he did not object to the smaller lots, just the proposed location. The housing type materials seemed to lessen former concerns regarding these product types.

Questions from Residents of Pendergast Estates

1. Could the team provide an overview of the planning history for StoneHaven?

Response: The chronology of events that have led to the current Plan include:

- Mr. Miller explained the original application (filed by John F. Long Properties) included a much higher density and multifamily residential;
 - The Plan was then adjusted (at the request of the surrounding community) to remove the multifamily residential while at the same time, Fulton Homes was introduced as the lead residential builder;
 - Fulton Homes decided to focus on building in the East Valley (Gilbert, Chandler and Queen Creek);
 - John F. Long Properties refined the Planned Area Development and proceeded to the public hearing process with Glendale City Council approval of the General Plan Amendment, PAD Zoning and a Development Agreement in May of 2016.
 - Mattamy Homes then took an interest in the property by exploring a position as the lead residential builder. This builder expressed an interest in significant additional density;
 - Finally, Pulte Homes took an interest in being the lead residential builder and has been a significant contributor to the proposed amendments which include an additional General Plan Amendment to request some Medium High Density Residential land use and an amendment to the approved PAD to increase the diversity of housing types from three (3) to five (5) and an increase of density at approximately 21% while also proposing new development standards intended to accommodate the wider array of housing types.
 - Mr. Beaudoin added the Plan has always (right from the beginning) avoided setting Missouri Avenue as a StoneHaven collector street in direct response to comments expressed by Pendergast Estates residents.
2. Could additional explanation be provided regarding the development of Bethany Home Road?

Response: Mr. Miller responded to questions about Bethany Home Road and gave a full history of how the City and John F. Long Properties got to final Development Agreement. Mr. Miller also gave a full explanation of the Development Agreement and the timing of the construction. There were no follow up questions.

3. What is the status of a traffic signal at 91st and Montebello Avenues?

Response: The traffic impact analysis indicates that a future traffic signal will be warranted at this intersection. The intersection will be located one quarter mile south of Bethany Home Road and the spacing should support proper signal progression timing. The property to the west of 91st Avenue is now owned by the City of Glendale. The StoneHaven team believes the City will be utilizing some of the property for stadium parking. The traffic analysis assumes the property will have a vehicular circulation connection at the intersection of 91st Avenue and Montebello thereby making a four-legged intersection and contributing to the signal warrant.

4. What is the status of the use of the traffic signal at Colter Road? The current signal timing is a nuisance.

Response: This intersection is currently a three-legged intersection. When the StoneHaven connection is made, this should adjust the operations of the signal and promote typical signal operations.

5. Does anyone know about the status of the vacant site at 95th and Missouri Avenues and the possible design of a campus there (with emphasis on concerns for school use of Missouri Avenue)?

Response: The property is still owned by the Pendergast Elementary School District. Two residents, Chris John and Cindy Halsey, both commented on the former discussions with the District and the tentative site design that would discourage access from Missouri Avenue in favor of access to the future 95th Avenue.

6. Traffic in the area is heavy, particularly on Camelback Road. How will the area roadways function once the housing and commercial development happens?

Response: StoneHaven will be making improvements to Camelback Road, 91st Avenue and will be constructing Bethany Home Road. The Bethany Home Road improvements are expected to change current traffic patterns. The Bethany Home Road corridor will, once the road is open to traffic, assume some of the east/west traffic patterns in the area. This connection will lessen the current burden on Camelback Road. Additionally, the City of Glendale will require new right turn lanes on Camelback Road which will improve the level of service.

7. Will Pulte Homes build if the amendments are not approved?

Response: The General Plan Amendment and the PAD Amendment are specifically designed to address development feasibility concerns expressed by Pulte Homes. Without the amendments, the site is not likely a site Pulte Homes would develop. The amendments are being sought for many reasons as explained during the meeting introduction. Further, the additional homes will promote greater tax revenues for the City of Glendale, including generating greater impact fees while promoting improved retail patronage for nearby retailers. The additional two residential housing types will increase the appeal of the community and attract a wider array of possible buyers. This is a very important aspect of the project development strategy.

8. What are the current traffic counts on Camelback Road?

Response: Mr. Beaudoin explained that he did not recall the numbers and did not have a copy of the Traffic Analysis at the meeting. He indicated if anyone wanted that information, they should fill out a comment card, provide an email address and ask the question on the card.

Additional Comments Collected at this Meeting

- Neutral: I found this meeting helpful.
- Opposed: I am still concerned about the traffic issue; additional population and crime increase in the area.
- Opposed: I found the meeting helpful; 1161 units would be my maximum number of units as originally proposed; it would be nice to have some larger properties in the development; on December 8th, 2016 (day of recent traffic counts) what were the traffic numbers? Please present Exhibit B: Congestion Improvements.
- Undefined: I found this meeting helpful; Relieved about school impacts foot/car traffic through the area; please email me existing traffic counts; glad no apartments; still apprehensive about traffic, but you have helped.

See Appendix J – Follow-Up, 2nd Neighborhood Meeting Comment Cards.

Follow-Up, 3rd Neighborhood Meeting

The Follow-Up, 3rd Neighborhood meeting was held on February 8, 2017 from 6:00 PM to 8:00 PM. 3 properties represented (4 people in attendance) at the meeting (8.5% of the 35 Camelback Park, Missouri Ranch and Tesoro Estates property owners who attended the 1st Neighborhood Meeting, and Camelback Park property owners along 87th Avenue notified). See Appendix K – 3rd Neighborhood Sign-In Sheets. StoneHaven representatives include Mr. Long, Mr. Miller and Mr. Beaudoin.

Meeting Summary

- Following introductions, Mr. Beaudoin provided an overview of the handouts provided at the sign in table. These included: (1) A summary of the January 11th, greater neighborhood meeting inclusive of the written comments provided by residents within the Camelback Park, Missouri Ranch and Tesoro Estates Neighborhood (5 written comments provided); (2) Resident comment cards (to collect additional comments from attendees); (3) Exhibit A – Average Daily Traffic Volumes (prepared by CivTech); and (4) Pendergast School District Bond Facts Sheet and Frequently Asked Questions
- The list of written comments provided at the January 11th Greater Neighborhood Meeting included the following:
 1. Opposed: School impacts, “increase in children in the school is my main concern; too dense.
 2. Opposed: Too dense; school impact; increased traffic.
 3. Opposed: Provide connection to linear park; provide traffic calming on 87th Avenue; school impact; lots are too small; home size too large for small lots.
 4. Undefined: Increased traffic on 87th Avenue; needs speed bumps as is.
 5. Opposed: Opposed to changing density because Bethany Home Road will not be constructed until 400th home is permitted; plan to attend public hearings.
- Based on the comments provided, the meeting agenda for the Camelback Park, Missouri Ranch and Tesoro Estate Neighborhood Meeting focused on the following “Common Themes”:
 1. Concern for housing products and perhaps diversity
 2. Concerns for School District and school overcrowding
 3. Traffic impacts and conditions
- StoneHaven representatives provided a presentation for each of the common themes.
- The first topic addressed traffic concerns. Mr. Beaudoin explained the traffic exhibit and the corresponding handout, which was distributed to everyone. The construction of Bethany Home Road will modify the current traffic patterns. Everyone seemed to understand that even with the addition of traffic from the StoneHaven community, traffic would lessen on Camelback Road and intersection operations in the surrounding vicinity would improve. The meeting participants had many questions regarding traffic and park lighting as indicated in the questions and responses defined below.

- The second topic addressed the School District, school planning, school capacity, and school funding. The Pendergast School District Facts Sheet and Frequently Asked Question materials were reviewed. These materials expressed an understanding for District growth and identified funds recently approved by voters within the District which would appropriate \$59.9 million for District facilities improvements including an increase of additional classrooms at Sunset Ridge Elementary School. The District owns a vacant property (15 acres) at 95th Avenue and Missouri. Should capacity be absorbed at the Sunset Ridge Elementary School, it would seem the District would have the means to expand facilities on the vacant property to the west of 91st Avenue. The District was notified by a letter dated December 15, 2016. To date, the District has not responded or otherwise expressed concern regarding StoneHaven and the potential growth of students (or additional tax revenues) that would be affiliated with the phased growth of StoneHaven. It is estimated the additional homes affiliated with the amendment to StoneHaven could generate approximately 125 additional elementary aged students for the District.
- The third topic addressed the five residential housing types. Mr. Beaudoin explained the five housing types in StoneHaven and how the numbering system (Figure 9) corresponded to the product boards on display and said we will conclude the discussion and invited people up to review the boards which display the residential housing types. The exhibits reflecting the five residential product types have been developed by assembling images from Pulte Homes communities as well as housing types being built by other home builders. These product types are not unique to the StoneHaven proposal for the City of Glendale. Examples of housing types provided on the exhibits were provided from Gilbert, Phoenix and Queen Creek. The materials provided housing elevations, streetscape images directly from photography provided by Google Maps and subdivision configurations. The cluster housing types were explained. The SHD-3 housing types are in demand and attractive to young couples, retired couples, individuals and to professionals that travel as a part of their jobs. The housing type materials seemed to lessen former concerns regarding these product types.

Questions from Residents of Pendergast Estates

1. I am concerned about traffic speed on 87th Avenue. Could speed bumps be placed on 87th Avenue to reduce speed?

Response: This concern was also expressed by the City's Traffic Engineer. Consequently, the roundabout at the intersection of 87th and Montebello Avenues was proposed to address the concern. The StoneHaven team is willing to look at additional forms of traffic calming on 87th Avenue. Speed bumps tend to be controversial. Perhaps the design team could look at developing a choker in the location of Pasadena Park by removing on-street parking within that area. This would help to manage speed while hopefully being less controversial with the

existing and future residents. The StoneHaven team will work to explore a design to address this concern.

2. The Development Plan is showing a street connection on the Windsor Street alignment. I am concerned that the curve in 87th Avenue impacts this connection point and I am directly at the northeast corner of Windsor Street and 87th Avenue. Could that alignment be moved?

Response: The local street connection to StoneHaven at the Windsor Street alignment will be analyzed. Our team will explore alternatives while at the same time looking at the traffic calming solution. We will provide an update as the StoneHaven amendments move to the public hearing process.

3. The lighting in our park (Pasadena Park) is poor. Could StoneHaven improve the lighting in our park?

Response: It is our understanding Pasadena Park is owned, managed and maintained by the City of Glendale. Through the process of conducting this neighborhood meeting, your comments are documented and provided to the City of Glendale. We will extend this comment to their attention. However, with the completion of 87th Avenue, StoneHaven will be constructing the west half of 87th Avenue and along with the road improvement, the project will be providing street lighting. The project team will look at the spacing and locations of street lighting with the intent of placement near the park to improve conditions.

4. Will StoneHaven have parks with park amenities? I am concerned that the residents of StoneHaven will use our park (Pasadena Park).

Response: Yes. The plan includes a central park as well as a central open space spine that is intended to connect all the neighborhoods with the open space element. The design team intends to include walkways within the open space spine to connect the park to the individual neighborhood. The central park will have recreational amenities to serve the StoneHaven residents. We do not believe the future residents of StoneHaven will choose to cross 87th Avenue to use facilities in Pasadena Park rather than using the newer facilities within their own park.

5. What improvements are planned for Camelback Road? There presently is no sidewalk and the Copper Canyon High School kids walk in the dirt. Will sidewalk connections be provided for the kids?

Response: StoneHaven will be constructing new curb, gutter and sidewalk along the north side of Camelback Road. Further, local streets within the neighborhoods will be constructed affording high school students, who reside in Camelback Park, Missouri Ranch and Tesoro Estates the opportunity to use the local street network to traverse from school to home. The modified traffic signal

at Colter Street will provide a pedestrian activated signal for student crossing across 91st Avenue.

Additional Comments Collected at this Meeting

- Neutral: The additional cluster homes will make lots too small; traffic on 87th already too busy; impact on schools.

See Appendix L – Follow-Up, 3rd Neighborhood Meeting Comment Cards.

This concludes the Citizen Participation Final Report for the **StoneHaven** General Plan Amendment and PAD Amendment Applications.

Appendix

Appendix A – 1st Neighborhood Notification Letter

Appendix B – 1st Neighborhood Notification Mailing List and Map

Appendix C – Follow-Up, 2nd Neighborhood Notification Letter

Appendix D – Follow-Up, 2nd Neighborhood Notification Mailing List

Appendix E – Follow-Up, 3rd Neighborhood Notification Letter

Appendix F – Follow-Up, 3rd Neighborhood Notification Mailing List

Appendix G – 1st Neighborhood Meeting Sign-In Sheets

Appendix H – 1st Neighborhood Meeting Comment Cards

Appendix I – Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets

Appendix J – Follow-Up, 2nd Neighborhood Meeting Comment Cards

Appendix K – 3rd Neighborhood Sign-In Sheets

Appendix L – Follow-Up, 3rd Neighborhood Meeting Comment Cards

Appendix A
1st Neighborhood Notification Letter

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4456

December 27, 2016

NOTICE OF NEIGHBORHOOD MEETING

Re: Minor General Plan Amendment and Planned Area Development Zoning Amendment Applications (City Case Nos. Pending) at the southeast corner of 91st Avenue and Bethany Home Road.

Dear Neighbor, Property Owner or Interested Citizen,

This letter is to inform you that our office represents the Master Residential Developer and Primary Home Builder for StoneHaven, a planned community that is comprised of approximately 395 acres located at southeast corner of 91st Avenue and Bethany Home Road and is within the Yucca Council District. The subject property extends from Bethany Home Road on the north to Camelback Road on the south, between 91st Avenue and 83rd Avenue ("Property"). The property owner has submitted Minor General Plan Amendment and Zoning Amendment applications with the City of Glendale to modify the approved StoneHaven Planned Area Development (City Case Nos. Pending).

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes.

As noted above, two applications have been filed with the City of Glendale. The first application is for a Minor General Plan Amendment ("Minor GPA") to change the land use designation on approximately 65 acres from Medium Density Residential (2.5-3.5 DU/AC) to 65 acres of Medium-High Density Residential (5-8 DU/AC). The companion Zoning Amendment application seeks to modify the approved Planned Area Development zoning on the Property by proposing a new Land Use Master Plan, additional residential land use districts and new development standards affiliated with the residential land uses. The changes to the Planned Area Development zoning and General Plan are intended to accommodate a refined development vision for the Property as defined by the selected Master Residential Developer and Primary Home Builder for StoneHaven, Pulte Homes.

As part of our community outreach for these applications, this letter serves to invite you to a neighborhood meeting to meet the development team, discuss this Minor GPA and Zoning Amendment requests, and to review the details of the revised StoneHaven development plan. This meeting will be held as follows:

**Wednesday, January 11, 2017 at 6:00 PM
Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue Glendale, Arizona 85305**

Included with this letter for reference are: 1) an aerial photo that denotes the location of the property, 2) an exhibit that illustrates the General Plan Amendment, and 3) a copy of the revised Land Use Master Plan. If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (602) 256-4456 or Nick Sobraske at (602) 256-4449. You may also e-mail me or Nick at sdemmitt@gblaw.com or nsobraske@gblaw.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at (623) 930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. Again, I would be happy to answer any questions that you may have regarding this proposal.

Sincerely,

GAMMAGE & BURNHAM

By 

Susan E. Demmitt

Attachments:

Aerial Exhibit of Subject Property
General Plan Land Use, Existing and Proposed
Planned Area Development Land Use Master Plan

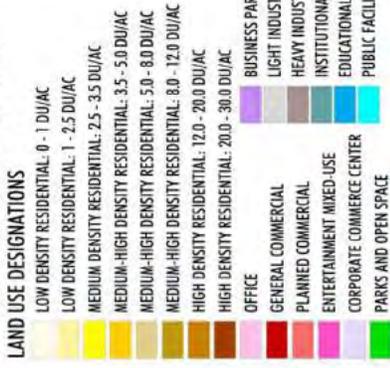
Aerial Exhibit of Subject Property



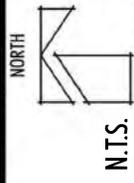
STONEHAVEN

PLANNED AREA DEVELOPMENT

GENERAL PLAN LAND USE - EXISTING AND PROPOSED



Subject to engineering and City review and approval.



N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

Date: 11/9/2016

Project No. 1317.9

LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south ash avenue • tempe, arizona 85281 • 480.994.0994



PROPOSED GENERAL PLAN LAND USE

Medium-High Density Residential: 5.0 - 8.0 DU/AC (65.1 Acres)
 Residential Unit Range = 325 to 520
 Medium Density Residential: 2.5 - 3.5 DU/AC (284.7 Acres)
 Residential Unit Range = 711 to 996
 Low Density Residential: 1.0 - 2.5 DU/AC (13.6 Acres)
 Residential Unit Range = 13 to 34
 Combined Unit Range = 1,049 to 1550



EXISTING GENERAL PLAN LAND USE

Medium Density Residential: 2.5 - 3.5 DU/AC (349.77 Acres)
 Residential Unit Range = 874 to 1,224
 Low Density Residential: 1.0 - 2.5 DU/AC (13.60 Acres)
 Residential Unit Range = 13 to 34
 Combined Range = 887 to 1,258

Appendix B

1st Neighborhood Notification Mailing List and Map

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PROPERTIES NOTIFIED WITHIN 500-feet of STONEHAVEN



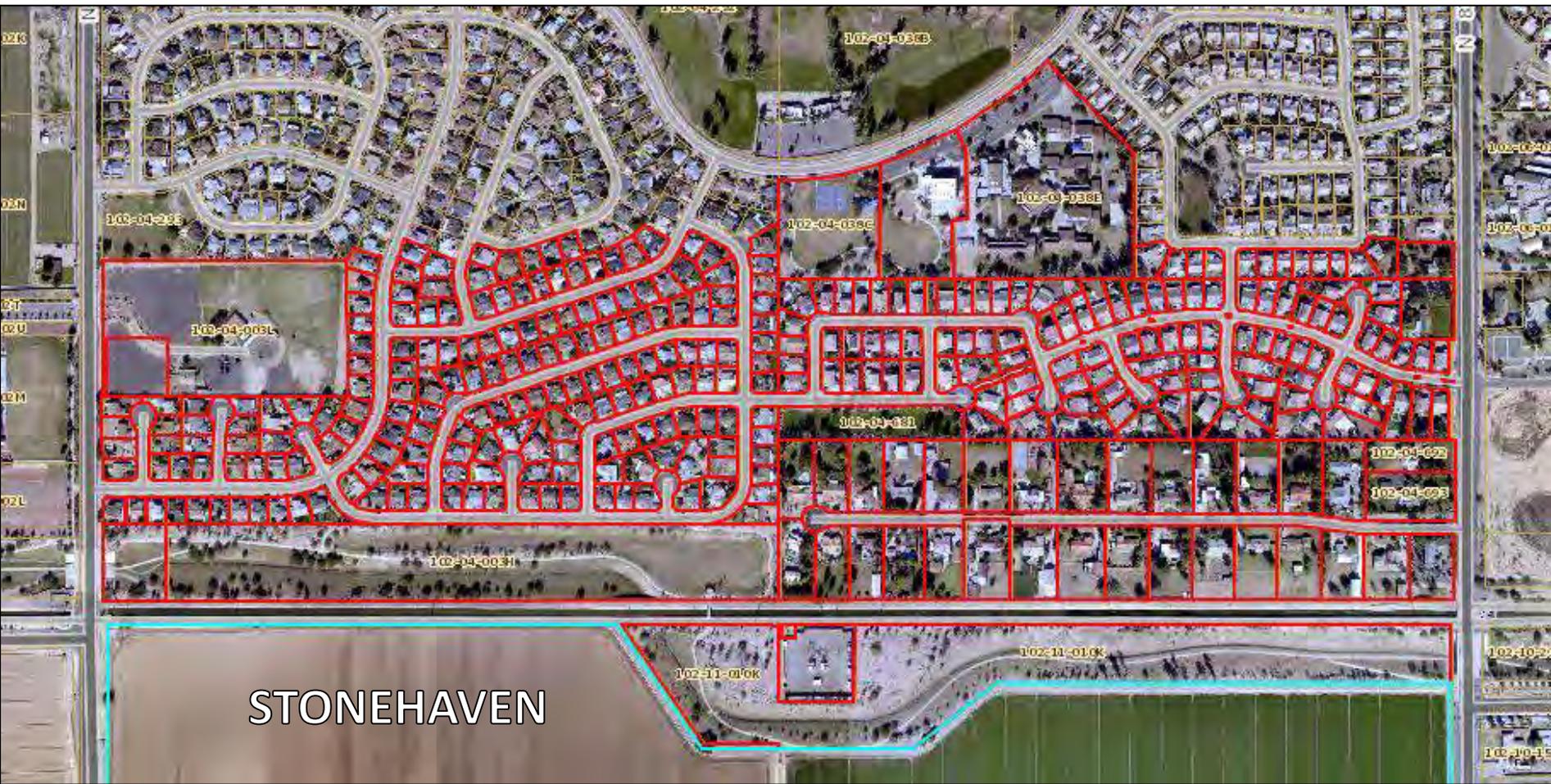
ADDITIONAL PROPERTIES NOTIFIED – PENDERGAST ESTATES

Generally west of StoneHaven bounded by the Montebello Avenue alignment, Missouri Avenue, and 91st and 95th Avenues .



ADDITIONAL PROPERTIES NOTIFIED

North of StoneHaven.



ADDITIONAL PROPERTIES NOTIFIED

Generally east of StoneHaven bounded by Missouri Avenue, Camelback Road, and 79th and 83rd Avenues.



Appendix C
Follow-Up, 2nd Neighborhood Notification Letter

January 25, 2017

NOTICE OF NEIGHBORHOOD MEETING

Re: StoneHaven Planned Community - Minor General Plan Amendment (GPA17-01) and Planned Area Development Zoning Amendment (ZON17-01) Applications at the Southeast corner of 91st Avenue and Bethany Home Road

Dear Pendergast Estates Neighbor,

As many of you know, our team held a meeting with the greater neighborhood regarding the StoneHaven Planned Community on January 11th at the Sunset Ridge Elementary School. Many of the residents within the Pendergast Estates Neighborhood attended and participated in the conversation regarding the amendment to the approved development plan for StoneHaven. We appreciate your involvement.

This letter is to inform you that I am working with the John F. Long family (the property owner) on the StoneHaven development plan. Based on the attendance and the comments we received at the meeting on January 11th, we thought it was appropriate to hold an additional meeting with the Pendergast Estates Neighborhood residents. At this meeting we are hoping to provide more information regarding the StoneHaven plan of development and directly respond to the written comments provided to our team at the last meeting.

Through this letter, we are sending notice to all property owners within the Pendergast Estates Neighborhood (between 91st Avenue on the east, 95th Avenue on the west, Missouri Avenue on the south and the agricultural field on the north). You are receiving this notice because your contact information is listed on the Maricopa County Assessor database.

Please join us for the **Pendergast Estates Neighborhood Meeting on Wednesday, February 1st at 6:30 p.m. at the home of Chuck & Neda Schwerd (located at 9115 West San Juan Avenue)**. I would also like to recognize **Chris John** for her on-going input and to **Robert Riester** for his assistance in recommending a meeting location and offering assistance to co-host the meeting.

If for some reason this is your first introduction to the StoneHaven development plan, here is a little background:

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes. The current outreach to our adjacent neighbors is affiliated with a proposed amendment to the formerly approved plan. The amendment includes promoting a greater diversification of housing types (formerly three housing types and now a proposal for five housing types), an approximate 20%

January 25, 2017
Page 2

increase in density, and a modification to some development standards to promote the development of the greater diversity of housing types.

If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (480) 276-1823 or the John F. Long family's Director of Real Estate, Jim Miller, at (602) 272-0421 x511. You may also e-mail me at alanmbeaudoin@gmail.com or Jim at jjmiller@jflong.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at 623-930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete. Again, I would be happy to answer any questions that you may have regarding this proposal.

Sincerely,

Alan Beaudoin

Appendix D

Follow-Up, 2nd Neighborhood Notification Mailing List

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Appendix E
Follow-Up, 3rd Neighborhood Notification Letter

February 1, 2017

NOTICE OF NEIGHBORHOOD MEETING

Re: StoneHaven Planned Community - Minor General Plan Amendment (GPA17-01) and Planned Area Development Zoning Amendment (ZON17-01) Applications at the Southeast corner of 91st Avenue and Bethany Home Road

Dear Neighbor,

As many of you know, our team held a meeting with the greater neighborhood regarding the StoneHaven Planned Community on January 11th at Sunset Ridge Elementary School. We appreciate your attendance and participation in the conversation regarding the amendment to the approved development plan for StoneHaven.

This letter is to inform you that I am working with the John F. Long family (the property owner) on the StoneHaven development plan. Based on the comments we received at the meeting on January 11th, we thought it was appropriate to hold an additional, more informal, meeting to provide more information regarding the StoneHaven plan of development and directly respond to questions or comments you might have from the last meeting.

You are receiving this notice because you attended the January 11th meeting and provided your contact information at that time.

We want to invite you, and your neighbors, to another neighborhood meeting to further discuss the project. The meeting will be held as follows:

| | |
|--------------|--|
| Date / Time: | Wednesday, February 8 th / 6:00 p.m. |
| Location: | Desert Mirage Golf Course Clubhouse 8710 West Maryland Avenue |

If for some reason this is your first introduction to the StoneHaven development plan, here is a little background:

The StoneHaven Planned Area Development was introduced to the City of Glendale and the surrounding community in 2013, and was approved by the Glendale City Council in early 2016. The development plan for StoneHaven envisions the development of a master planned community with a variety of residential housing types and supporting commercial and retail uses. The vision includes a plan for common circulation, open space, landscape and architectural design themes. The current outreach to our adjacent neighbors is affiliated with a proposed amendment to the formerly approved plan. The amendment includes promoting a greater diversification of housing types (formerly three housing types and now a proposal for five housing types), an approximate 20% increase in number of homes, and a modification to some development standards to promote the development of the greater diversity of housing types.

February 1, 2017

Page 2

If you have questions or would like to discuss the proposals in more detail, please feel free to contact me at (480) 276-1823 or the John F. Long family's Director of Real Estate, Jim Miller, at (602) 272-0421 x511. You may also e-mail me at alanmbeaudoin@gmail.com or Jim at jjmiller@jflong.com.

The Glendale City Planner handling this case is Jon Froke. He can be reached at (623) 930-2585 or by email at jfroke@glendaleaz.com. Jon can answer your questions regarding the City review and hearing processes as well as the staff position once their report is complete.

Again, I would be happy to answer any questions that you may have regarding this proposal. I look forward to seeing you and your neighbors on February 8th.

Sincerely,

Alan Beaudoin

Appendix F

Follow-Up, 3rd Neighborhood Notification Mailing List

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Appendix G
1st Neighborhood Meeting Sign-In Sheets

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|--------------------|---|--------------|--------------------------|
| Michael Sodacchi | 8574 W. BERRIDGE LN GLENDALE 85305 | 602-799-0322 | general@44JC.com |
| Manuel Ramirez | 5053 N 85th Ave | 623-251-8077 | |
| Galent Lucy Thomas | 5835 N. 83 av. | 623 205 5834 | galentthomas@cox.net |
| June Bittner | 7946 W Vermont Ave | 602-769-2600 | jbittner@usa.net |
| David Moreno | 8387 W Denton | | |
| SANDRA BITTNER | 7946 W. VERMONT AVE GLENDALE, AZ 85303 | 602-769-1940 | sbittner@usa.net |
| Lori Craig | 22867 W. Hopi St BUCKEYE, AZ 85326 | 928-245-1533 | lcraigaz@gmail.com |
| Troy Spong | 7931 W. MINNESOTA AVE PHX 85033 | 570-980-3852 | TROY SPONG1987@GMAIL.COM |
| | | | |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|--------------------|---|--------------|-----------------------------|
| Elvis Estrada | 5401 N 87 th ave | 623 297-5998 | elvis_estrada17@hotmail.com |
| Bonnie Ervine | 9302 W. Missouri, Gladwin | 602.541.7762 | bonnie.e.e@com |
| Jim Frick | 5850 W. Gladwin | 623.930.2585 | JFRICK@GLADWINAZ.COM |
| RALPH Schreiber | 9318 W. Missouri ^{ave} | 623-764-6042 | Ralphschreiber@yahoo.com |
| Flor Barber Rumber | 5053 N 95 th Ave Gladwin 62325 | 623-242-4141 | herber1016@yaad.com |
| Chris John | 9404 W. Missouri Ave | 623 262 1343 | dkjfamily@msn.com |
| Luis A Iniguez | 9403 W. Marshall Ave | 623-451-1946 | luisi5350@gmail.com |
| Kelley Lehner | 9005 W Rovey ave | 623 822-0379 | Folchner@connect |
| | | | |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|------------------------------|---------------------|---|-------------------------|
| Yolanda Morin | 8539 W Georgia Ave | | Yol153@yahoo.com |
| Mary Fleet | 8559 W. DENTON | 623-693-8646 | MFleet_99@yahoo.com |
| Matt Sargeant | 5013 W 85th Dr | ⁶²³ 480 772-8088 | |
| Marsha Thiele | 8602 W Cavalier Dr | 628 872 1021 | thiele_m@usn.com |
| ↓ | ↓ | ↓ | ↓ |
| Barbara A Smith | 9314 W Marshall Ave | 928 707 2002 | ice.skatermom@yahoo.com |
| Harry N Smith | ↓ | 928 707 2003 | Aguila Air@yahoo.com |
| Mike Farr | 5233 N. 87th Ave | | Mike 72@gmail.com |
| Loren & Brenda Wolfensperger | 6118 N. 90th Dr. | 303 905 6929 | lwolfens@yahoo.com |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School - Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|---------------------------|--|----------------|-----------------------------|
| Sylvia Bernardi | 8370 W. San Juan Ave | | slybernardic@cox.net |
| Roland S. Mader | 6164 N. 89 th Ave | 480 205 3820 | RS Mader@outlook.com |
| Jorge Torres | 8620 W. Windsor Blvd | (623) 606-8867 | diesel.torres@hotmail.com |
| Tom Traw | 6024 N 83 rd Ave | 623-872-1252 | trawtraw@cox.net |
| Ann TRAW | 6034 N 83 rd Ave | 623-872-1252 | atraw@aol.com |
| Kelley Kristin | 7055 W. Bell Rd #2 Glendale 85309 | 623-451-7653 | Your Home Arizona@gmail.com |
| Bob STRATION | 8627 W. Cavalier Dr. Glendale, AZ 85305 | 602-882-4910 | spunoutpl@gmail.com |
| WALT & Cindy Adlett | 9344 W SAN MIGUEL Glendale AZ 85305 | 623-261-8663 | lazysranch9@gmail.com |
| SCHREIBER RALPH & DAWN | 9318 W MISSOURI AVE | | ralphschreiber@cox.net |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|----------------------------------|--|--------------|---------------------|
| Pat + Bob Bob Poduano | 8010 West San Miguel Ave | | patnbobp@afhoocem |
| Sheri + Michael Davis | 9101 W. San Juan Ave | | sdavisphx@yahoo.com |
| Dinah Walter | 9224 W. Missouri | | |
| Ernie Zarra | 5107 N 81 st Drive ⁸⁵³⁰³ | 623 872 7586 | EPALZ74@GMAIL |
| MARCELLA SOLIMA | 5124 N 85th Ave | | MSOLIMA@COX.NET |
| Rosa Lopez | 4825 N 92nd | 602 799 7902 | RosalSG@hotmail.com |
| Natalia Espinoza | 6202 N. 83rd Ave | 623-772-7395 | |
| Juan Espinoza | 6202 N 83 rd Ave | 623-332-9426 | |
| Margery Beaty | 9239 W. Marshall Ave | | |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School - Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|--------------------------|------------------------------|--------------|-------------------------|
| Robert + Debbie Riestler | 5633 N 91 st Dr. | 602 206 4743 | robertriester@gmail.com |
| Rory + Dina Watter | 9224 W Missouri Ave | 602-418-9505 | RoryWatter@gmail.com |
| Jeff + Wilma Weir | 6076 N 85 th Ave | 602 618-6305 | jeffweir@cox.net |
| Betty Kay Cole | 9426 W Marshall Ave. | 623-872-1065 | bkmc24@aol.com |
| Jenny + Helen Davis | 7835 W Rancho Ln | 623-848-0152 | LilHelen@coz.net |
| John Kolodziej | 6250 N 88 th Lane | 623-910-8170 | JKolodz@cox.net |
| Wm + Anita NORGREN | 8608 W CAVALIER DR | 623-872-2286 | WMNORGREN@JULIA COO |
| Clark + Nan Hinton | 5706 N. 91 Dr. | 623-772-0337 | Nansletters@msn.com |
| Dan + Gretchen Strauch | 6119 N 90 th Dr. | 623-628-0973 | dgstrog.com |

STONEHAVEN

NEIGHBORHOOD MEETING

Sunset Ridge Elementary School – Cafeteria
 8490 West Missouri Avenue
 January 11, 2017, 6:00 p.m.

PLEASE PRINT

| NAME | ADDRESS | TELEPHONE | EMAIL |
|-----------------------|---------------------------------|--------------|-------------------------|
| Chuck & Linda Schweid | 9115 W San Juan | 623-872-1618 | none |
| TERESA Zarra | 5107 N 81st Dr ⁸⁵³⁰³ | 623 872 7586 | terrizar@cox.net |
| Cindy Young | 8506 W Colter | 623-826-4648 | lorcyoung@aol.com |
| Anna Gage | 8572 W Denton Ln | 623-696-8951 | aggage1@yahoo |
| Bob ALCOLER | 41837 N 87 TH DR | 623 872-8106 | ROBERTALCOLER56@YAHOO |
| ERNIE C. PADILLA | 9333 W. MARSHALL | — | — |
| William Hendriksen | 5624 N. 91st D. | | w.hendriksen@gmail.com |
| Cynthia Nalsey | 9420 W. Missouri Ave | 623-299-0382 | |
| Caroline Tillman | 8376 W. Missouri Ave | 623-772-9549 | carolinetillman@cox.net |

Appendix H
1st Neighborhood Meeting Comment Cards

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

- I SUPPORT *yes & no*
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

Not in agreement to increase more lots. We already have a traffic problem. Would like to see RV parking on larger lots near Betty's Home Rd. Would like to see Long & Builders contribute to Huron Park to help complete the amenities. This park can be a huge selling point for the new buyer. Would love to see the project built.

NAME: *Tom Traw*

ADDRESS: *6024 N. 83rd Ave*

CITY, STATE and ZIP CODE: *Glendale, Az 85303*

TELEPHONE: *623-512-3601 or 623-872-1252*

EMAIL: *T T R A W @ A O L . C O M*

More Homes to Sell

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Way TO DENSE
1100 - 1400 homes - Ridiculous!

NAME: BOB STRATTON
ADDRESS: 8627 W. CAYANNE DR
CITY, STATE and ZIP CODE: GLENDALE
TELEPHONE: 602-882-4910
EMAIL: Spunout01@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

TOO much density for the area. We moved here for large lots & green. We are in the rural area on the canal. Getting Botany home thru will hurt the linear park.

NAME: Marsha Truelo
ADDRESS: 8600 W Camelback Dr Glendale
CITY, STATE and ZIP CODE: 85305
TELEPHONE:
EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

I'm worried with traffic going down 8th
North of Camelback. I live right on the
corner of 8th & Windsor. I'm afraid the
proposed Road plan will dangerously increase
traffic on or by my house. We need speed
bumps as it is, and because of your plans
the city won't put them
in until you guys are done

Jorge Torres

(623) 608-8869

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

I DON'T WANT THE ADDITIONAL DENSITY
I DON'T LIKE THE "TBD" SIZED LOTS (~300+)
I DON'T LIKE THE REMOVAL OF R1-8 SIZED
LOTS - DECREASES VARIETY OF PRODUCT.
MAKE IT LIKE ROVEY FARM ESTATES.

NAME: MICHAEL SOKACIU

ADDRESS: 8574 W. BERRIDGE LN.

CITY, STATE and ZIP CODE: GLENDALE AZ 85305

TELEPHONE: 602 7990322

EMAIL: general@44JC.COM

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@qblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

- ① The HO & SHD housing is too small.
- ② School impact in a poor district that cannot support this.
- ③ The Developer should perform all road improvements prior to beginning actual house construction.

NAME: William Hendriksen

ADDRESS: 5629 N 91st Dr

CITY, STATE and ZIP CODE: Glendale Az 85305

TELEPHONE:

EMAIL: 602 618 1311 W.hendriksen@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

- ④ Developer should build ~~the~~ a school as part of this & give it to the district
- ⑤ This is a blue collar area - SHD housing would turn it to rentals & lower home values

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NEED A ~~LOT~~ ^{LARGER} ~~LOT~~ Lot Homes.
WHY DO YOU WANT SMALL HOME
BY THE STADIUM. PRIME LAND
PEOPLE WILL PAY TOP \$\$

NAME: BOB ALCOCKER
ADDRESS: 4837 N. 87TH DR
CITY, STATE and ZIP CODE: PHX AZ 85037
TELEPHONE: 623-872-8006
EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

623- 872-8006

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School - Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

- I SUPPORT
- I DO NOT SUPPORT
- I AM NEUTRAL
- I HAVE NOT DECIDED

COMMENTS:

*In high density, school is already
overcrowded. There are no funds to
build more schools.*

*Traffic on Camelback is terrible &
with even 400 homes it be unbelievable*

NAME: *Mary Fleet*
ADDRESS: *8559 W. Denton*
CITY, STATE and ZIP CODE: *Glendale 85305*
TELEPHONE: *623-693 8646*
EMAIL: *mfleet_99@yahoo.com*

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Do not put on home
To high density for area should be all single family
Traverse congestion if grocery/shopping goes in at 91st & Camelback
The area is already over built & you cannot be High School

NAME: *Walter & Cynthia Rydlett*
ADDRESS: *9344 W SAN MIGUEL*
CITY, STATE and ZIP CODE: *Glendale AZ 85305*
TELEPHONE: *623-872-8076*
EMAIL: *LazywRanch@gmail.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

Stone Haven

✓ Do Not Support,

To many high density homes,
We would prefer. No Grocery —
to larger home —

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

Realistically there is no space for more children @ our Sunset Ridge Elem. School. It will have a negative impact on the children and as a consequence in our community. There are many other reasons I don't agree with the new development including high density however the increment of children in the school is my main concern. Thank you!

NAME: Flor Berber

ADDRESS: 5053 N 85th Ave

CITY, STATE and ZIP CODE: Glendale AZ 85305

TELEPHONE: 623-242-4191

EMAIL: fberber@cfraz.org / berber1016@gmail.com

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

I HAVE LIVED AT PENAGRAS EST.
SINCE 1973

Your Plans ARE OK "EXCEPT"
FOR 17B & 17A. I DO NOT WANT
THIS TYPE OF HOMES BUILD

ERNEST C. PADIDA
9333 W MARSHALL
GLENDALE 85305

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

*Would like a connection to Legeran
Park
87th ave needs traffic calming
Density requires additional school
Lots are too small
Open space is not described
2,000 - 3,500 sq ft is too large
for such small lots*

NAME: *Matt Sargent*

ADDRESS: *5043 N. 85th Dr*

CITY, STATE and ZIP CODE: *Glendale, AZ 85305*

TELEPHONE: *623 772 8088*

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS: *This is the future (10yrs) slum*

*Too many lots. Need to
have less density. No lots
smaller than 8000 sq ft.
We don't want 10 LBS of _____ in*

a 5 ~~LBS~~ BUCKET

NAME: *L. Thiele*

ADDRESS: *8602 W. Cavalier Dr.*

CITY, STATE and ZIP CODE: *Glen Dale Az 85305*

TELEPHONE: *623 872 1021*

EMAIL: *thiele_m@msn.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

We do not want apartments

NAME: Harry Smith
ADDRESS: 9314 W Marshall Ave
CITY, STATE and ZIP CODE:
TELEPHONE: 928 707 2003
EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

1. Impact on road congestion.
2. Impact on foot traffic in the
adjacent areas.
3. Impact on our home streets for
school children, cars and buses.
4. Impact on property values.
5. Increase in crime north of Camelback.

NAME: *TRAVIS & DAWN SCHREIBER*

ADDRESS: *9318 W MISSOURI AVE*

CITY, STATE and ZIP CODE: *GLENDALE, AZ 85305*

TELEPHONE: *623-256-8180*

EMAIL: *rschreiber@yaho.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@qblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

1. Impact on road congestion.
2. Impact on foot traffic in the adjoining areas.
3. Congestion on our home streets for school children, cars and buses.
4. Impact on property values.
5. Increase in crime north of Camelback.

NAME: *TRAVIS & DAWN SCHREIBER*

ADDRESS: *9318 W MISSOURI AVE*

CITY, STATE and ZIP CODE: *CLENDALE, AZ 85305*

TELEPHONE: *623-256-8180*

EMAIL: *rschreiber@yaho.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@qblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

TOO PLEASE !

NAME: W. NORGRAN
ADDRESS: 8608 W. CAVALIER DR
CITY, STATE and ZIP CODE: GLENDALE AZ 85305
TELEPHONE: 623-872-2286
EMAIL: W M NORGRAN @ J U N O . C O M

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

HOUSES TOO SMALL FOR
NEIGHBORHOOD

NAME: A NURGRAN

ADDRESS: 8608 W. CAVALLER DR

CITY, STATE and ZIP CODE: GLENDALE, AZ 85305

TELEPHONE: 623 872 2286

EMAIL: AFNURGRAN@JUNO.COM

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

We do NOT want apartments!!!

NAME: Barb Smith

ADDRESS: 9314 W Marshall Ave

CITY, STATE and ZIP CODE:

TELEPHONE: 928 707 2002

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gblaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME:

ADDRESS:

CITY, STATE and ZIP CODE:

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@gbllaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

The entrance going in across from Copper Canyon
entrance sounds like a huge mess. Get rid of
it and add another on Camelback perhaps.

What happened to the 83+91 Ave Corridor of
acreage lots?

NAME: Hinder

ADDRESS: 8706 N. 91 Dr

CITY, STATE and ZIP CODE: Glendale 85305

TELEPHONE:

EMAIL:

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM

ATTN: Nicholas Sobraske

Two North Central Avenue, 15th Floor

Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@ablaw.com

STONEHAVEN

NEIGHBORHOOD MEETING COMMENT FORM

Sunset Ridge Elementary School – Cafeteria
8490 West Missouri Avenue
January 11, 2017, 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM NEUTRAL

I HAVE NOT DECIDED

COMMENTS:

NAME: *Luis A Iniguez*
ADDRESS: *9403 W. Marshall AVE*
CITY, STATE and ZIP CODE: *Glendale, AZ. 85305*
TELEPHONE: *623-451-1946*
EMAIL: *luis350@gmail.com*

Please complete form and turn-in or mail to:

GAMMAGE & BURNHAM
ATTN: Nicholas Sobraske
Two North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Or email the completed form to:

nsobraske@qblaw.com

Appendix I
Follow-Up, 2nd Neighborhood Meeting Sign-In Sheets

StoneHaven Master Planned Community

Pendergast Estates Neighborhood Meeting –
 Follow up to January 11, 2017 Greater Neighborhood Meeting
 February 1, 2017

Sign-In Attendance Sheet

| Name | Address | Phone Number | Email Address |
|----------------------|---------------------|----------------------|-------------------------|
| ERNIE ADJILA | 9333 W MARSHALL | 623-8720068 | — |
| REBECCA RAFFERTY | 9318 W MISSOURI | 623-256-8180 (DORIS) | |
| Stacy Stanku | 9438 W Marshall | 623-872-1115 | |
| BK Cole | 9426 W. Marshall | 623-872-1065 | |
| Joe Hoizer | 9202 W Marshall | 623-373-2109 | |
| William Hendriksen | 5624 N 91st Dr | 602 618 1315 | w.hendriksen@gmail.com |
| Ryan + Alyssa Bethel | 9214 W Marshall | 520-275-6926 | ryanobethel@hotmail.com |
| Bonnie Ervine | 9302 W. Missouri Av | 602-541-7762 | bonnie.e.g.wa |
| Dinah Walter | 9224 W. Missouri | 602-524-2211 | Dinah.walter@gmail.com |
| SANTAS TINA ARA | 9118 W. MISSOURI | | |

| Name | Address | Phone Number | Email Address |
|----------------------|-----------------------------------|-----------------------|---------------------|
| Chris John | 9404 W Missouri | 262-1343 623-93174 | |
| Sheri Davis | 9101 W. San Juan | | sdavisphx@yahoo.com |
| Vela + Chuck Schwert | 9115 W. San Juan | A 2 85340 | |
| John Harrell | Box 67 Fitchfield Park | | |
| Cindy Halsey | 9400 W. Missouri | 813-299-0389 | |
| Walt Ayckett | 9344 W San Miguel | 623-261-8663 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Appendix J

Follow-Up, 2nd Neighborhood Meeting Comment Cards

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

I support the StoneHaven Planned Community

I oppose the StoneHaven Planned Community

I am neutral on the StoneHaven Planned Community

I found this meeting helpful

Optional

The statements below explain my selection(s) above:

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

I support the StoneHaven Planned Community

I oppose the StoneHaven Planned Community

I am neutral on the StoneHaven Planned Community

I found this meeting helpful

Optional

The statements below explain my selection(s) above:

I am still concern about the traffic
issue, additional population and crime increase
to the area.

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

Bonnie E. Evans

bonnie.e@q.com

I support the StoneHaven Planned Community

I oppose the StoneHaven Planned Community

I am neutral on the StoneHaven Planned Community

I found this meeting helpful

Optional

The statements below explain my selection(s) above:

- 1161 Units would be my maximum number of units as originally proposed. It would be nice to have some larger properties in the development
- On December 8, 2016, what were the traffic numbers?
- Please present Exhibit B: Congestion Improvement

StoneHaven / Pendergast Estates Meeting
February 1, 2017

RESIDENT COMMENT CARD

I support the StoneHaven Planned Community

I oppose the StoneHaven Planned Community

I am neutral on the StoneHaven Planned Community

I found this meeting helpful

Optional

The statements below explain my selection(s) above:

1. Relieved about school impact & foot/car traffic through our area.
2. Please email me existing traffic loads (or mail)
3. Glad no apts.
4. Still apprehensive about traffic, but you have helped.

RALPH SCHREIBER
ralphschreiber@yahoo.com
673-764-6442
9316 W. Mission, 85305

Appendix K
3rd Neighborhood Sign-In Sheets

Appendix L

Follow-Up, 3rd Neighborhood Meeting Comment Cards

StoneHaven / Camelback Park Meeting
February 8, 2017

RESIDENT COMMENT CARD

I support the StoneHaven Planned Community

I oppose the StoneHaven Planned Community

I am neutral on the StoneHaven Planned Community

I found this meeting helpful

Optional

The statements below explain my selection(s) above:

*The additional Austin homes will make
lots to smell.
Traffic on 87th already too busy,
impact on schools.*

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|-----------------------------|----------|---|
| Benjamin Land | 8668 W. Windsor Blvd | 85305 | [REDACTED] |
| George Gomez | 4544 N 87 th Dr. | 85307 | [REDACTED] |
| Steven Wmaend | 8621 W Medlock | 85305 | [REDACTED] |
| Robert A. Jones | 8603 W. Medlock Dr | 85305 | [REDACTED] |
| Georgie Frow | 8557 W Medlock | 85305 | [REDACTED] |
| Rhelly Wolf | 8545 W. Medlock | 85306 | [REDACTED] |
| Troy Wolf | 8545 W Medlock | 85305 | [REDACTED] |
| John Sartain | 8539 W Medlock Dr | 85305 | [REDACTED] |
| Doris Kunkle | 8531 W. Medlock | 85305 | [REDACTED] |
| Ramona Cohen | 8516 W. Medlock Dr | 85305 | [REDACTED] |
| Yoye Watkins | 8522 W Medlock Dr | 85305 | [REDACTED] |
| Efrain Herrera | 8540 W. Medlock Dr | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-----------------------|----------|---|
| MARISEL AVALES | 9419 W Marshall Ave | 85305 | [REDACTED] |
| Maryela Godola | 9333 W. Marshall Ave | 85305 | [REDACTED] |
| ERNE PAZ VA | 9333 W. Marshall Ave | 85305 | [REDACTED] |
| Barbara A C Smith | 9314 W Marshall Ave | 85305 | [REDACTED] |
| HARRY N. SMITH | 9314 W. MARSHALL AVE | 85305 | [REDACTED] |
| Jo Ann Stone | 9317 W. Marshall Ave | 85305 | [REDACTED] |
| JULIA ROBINSON | 9317 W. MARSHALL AVE | 85305 | [REDACTED] |
| CHESTER ROBINSON | 9317 W. MARSHALL AVE. | 85305 | [REDACTED] |
| Dale Stone | 9317 W Marshall Ave | 85305 | [REDACTED] |
| BETHANY ROMERO | 9240 W. MARSHALL AVE | 85305 | [REDACTED] |
| SEAN ROMERO | 9240 W MARSHALL AVE | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|---|----------|---|
| Walter A. Brown | 5010 N. 86th Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| Kristel L. Brown | 5040 N. 86th Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| Harletha Johnson | 8566 W Pasadena Ave Glendale, AZ 85305 | 85305 | [REDACTED] |
| Ronald Johnson | 8566 W Pasadena Ave Glendale, AZ 85305 | 85305 | [REDACTED] |
| Regulene K. Fox | 8507 W Windsor Blvd Glendale, AZ 85305 | 85305 | [REDACTED] |
| Reggie Fox | 8807 W Windsor Blvd Glendale, AZ 85305 | 85305 | [REDACTED] |
| Leif Hestek | 5021 N. 86th Glendale Pk 85305 | 85305 | [REDACTED] |
| Marie Reynolds | 5015 W 86th Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| Shelia Hestek | 5021 N. 86th Ave Glendale, Arizona | 85305 | [REDACTED] |
| Beverly Hestek | 5021 N. 86th Ave Glendale, AZ 85305 | 85305 | [REDACTED] |
| Tramel Hestek | 5554 W Pasadena Ave Glendale AZ 85305 | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------|--|----------|---|
| [Redacted] | 6270 P 90 th Dr Glendale AZ | 85305 | [Redacted] |
| Nydena Motoboo | 6210 N 71 st Dr Glendale AZ | 85305 | [Redacted] |
| Sylvio Tarras | 6261 N 95 th Dr Glendale AZ | 85305 | [Redacted] |
| Daniel Albino | 6261 N 95 th Dr Glendale AZ | 85305 | [Redacted] |
| Daniel Torres | 6261 N 95 th Dr Glendale AZ | 85305 | [Redacted] |
| [Redacted] | 6264 N 90 th Dr Glendale AZ | 85305 | [Redacted] |
| [Redacted] | 6264 N 90 th Dr Glendale AZ | 85305 | [Redacted] |
| [Redacted] | 8962 W Citrus Way Glendale AZ | 85305 | [Redacted] |
| [Redacted] | 8962 W Citrus Way Glendale AZ | 85305 | [Redacted] |
| Claral Beguy | 8980 W Citrus Way Glendale AZ | 85305 | [Redacted] |
| Beckie Brown | 8980 W Citrus Way Glendale AZ | 85305 | [Redacted] |
| Paul J. Brown | 8980 W Citrus Way Glendale AZ | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|-----------------------------|----------|---|
| Kelly Lehner | 9005 W Rovey Ave | 85305 | [REDACTED] |
| Monica Escarante | 9005 W. Rovey Ave | 85305 | [REDACTED] |
| Jesse Lehner | 9005 W. Rovey Ave | 85305 | [REDACTED] |
| Maura Aguilar | 9002 W. Rovey Ave | 85305 | [REDACTED] |
| George Pickel | 6127 N. 90 Ave | 85305 | [REDACTED] |
| Guillermo Ibarra | 8991 W Rovey Ave | 85305 | [REDACTED] |
| Favinda Ibarra | 8991 W Rovey | 85305 | [REDACTED] |
| Lon King | 8972 W Rovey | 85305 | [REDACTED] |
| Dan Strauch | 6119 N 90 th Dr. | 85305 | [REDACTED] |
| Gregory Strauch | 6119 N 90 th Dr. | 85305 | [REDACTED] |
| Chris Krehanav | 9023 W Rovey Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulite Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|--------------------|----------|---|
| Doreen Fursaker | 5426 N 80th dr | 85303 | [REDACTED] |
| Benny Winsler | 5420 N 80th dr | 85303 | [REDACTED] |
| Gust Valle | 8054 W Vermont Ave | 85303 | [REDACTED] |
| Jay 210 KUMERL | 8054 W Vermont Ave | 85303 | [REDACTED] |
| Nolore O'Roar | 5443 N 80th Lane | 85303 | [REDACTED] |
| [Signature] | 5443 N 80th Lane | 85303 | [REDACTED] |
| Calvin Smith | 5432 N 80th Ln | 85303 | [REDACTED] |
| Geoffrey | 5434 N 80th Ln | 85303 | [REDACTED] |
| Sylvia Fernandes | 5410 N. 80th Ln | 85303 | [REDACTED] |
| John B Fernandes | 5410 N 80th Ln | 85303 | [REDACTED] |
| Fred Domingos | 5407 N. 80th Ln | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|----------------------|----------|---|
| Ricardo Meza | 8928 W Stella Ave | 85305 | [REDACTED] |
| ANDREZ TAPIA | 8925 W. STELLA AVE | 85305 | [REDACTED] |
| ANTONIO TAPIA | 8925 W. STELLA AVE | 85305 | [REDACTED] |
| Wally Gustin | 8936 W. Maryland. | 85305 | [REDACTED] |
| Anthony Austen | 8941 W Maryland | 85305 | [REDACTED] |
| TRAVIS JENK | 8948 W Maryland Ave | 85305 | [REDACTED] |
| CHRISTON + BERARD | 8999 W MARYLAND AVE | 85305 | [REDACTED] |
| Greg Benard | 8999 Maryland Ave | 85305 | [REDACTED] |
| Carolyn Traversi | 8987 W. Maryland Ave | 85305 | [REDACTED] |
| Siobhan Winston | 8960 W. Maryland | 85305 | [REDACTED] |
| Paul Tristan | 8960 W. Maryland | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------|--------------------------|----------|---|
| Erika Roman | 8330 W. Rose Ln. | 85305 | [REDACTED] |
| Angel Bermudez | 8330 W Rose Ln | 85305 | [REDACTED] |
| Ernest P Meeks | 8326 W. Rose Ln | 85305 | [REDACTED] |
| Pranee Meeks | 8326 W. Rose Ln | 85305 | [REDACTED] |
| Jeremy T Cook | 6267 N. 83rd Ln | 85305 | [REDACTED] |
| Aileen Reyes | 6267 N. 83rd Ln Glendale | 85305 | [REDACTED] |
| Rosalba Valera | 8453 W. Rose Ln Glendale | 85305 | [REDACTED] |
| Eric Gonzalez | 8461 W. Rose Ln Glendale | 85305 | [REDACTED] |
| Sg m | 6310 W 84TH AVE Glendale | 85305 | [REDACTED] |
| Dan Stucky | 6314 N 84TH Ln Glendale | 85305 | [REDACTED] |
| Vickie Stuckey | 6314 N 84TH Ln Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------------|------------------------|----------|---|
| Eulogya Gonzalez | 7748 W Sierra Vista Dr | 85303 | [REDACTED] |
| Javier Gonzalez | 7772 W Sierra Vista Dr | 85303 | [REDACTED] |
| Debra Bruner | 6604 N 79th Dr | 85303 | [REDACTED] |
| Fernanda Lazrusky | 6616 N 77th Dr | 85303 | [REDACTED] |
| Chantal Grady-Corran | 6628 N 79th Dr | 85303 | [REDACTED] |
| Stephan Douglas | 6783 N 77th Dr | 85303 | [REDACTED] |
| Francisco Stovall | 6706 N 77th Dr | 85303 | [REDACTED] |
| Mary Madalen | 6744 N 79th Dr | 85303 | [REDACTED] |
| Najma Peraz | 6738 N 77th Dr | 85303 | [REDACTED] |
| Mike Manduliker | 6750 N 77th Dr | 85303 | [REDACTED] |
| Mike McCully | 7762 W Olatillo | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings) |
|------------------|------------------------------|----------|---|
| Reem Quintanilla | 8539 W. Ocotillo Rd | 85305 | [REDACTED] |
| Angelica Nera | 6512 N 82nd D. Glendale | 85305 | [REDACTED] |
| Fresno Gonzalez | 7445 N 87th Ave | 85307 | [REDACTED] |
| Justine Chino | 8534 W Turkey Lane Glendale | 85305 | [REDACTED] |
| Shauna Bowman | 1018 W. Highland Ave Phoenix | 85037 | [REDACTED] |
| Eva Pulix | 8543 W Ocotillo Rd | 85305 | [REDACTED] |
| Debra Cisler | 8337 W. Verde Ln. | 85037 | [REDACTED] |
| DAVID ARANS | 10845 W. PRASADENIA AVE GLEN | 85307 | [REDACTED] |
| Christine Tote | 8712 W Toronto Way Tolksan | 85353 | [REDACTED] |
| April Street | 6244 N. 88th - in Glendale | 85305 | [REDACTED] |
| Mirna Perez | 8627 W. Minnezona Ave | 85037 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings) |
|--------------------|----------------------|----------|---|
| Roberto Perez Reiz | 8511 W. Yucca Drive | 85305 | [REDACTED] |
| Elia V Garcia | 8511 W Orange Blvd | 85305 | [REDACTED] |
| DIANE SHERIDAN | 8580 W. WINDSOR BLVD | 85305 | [REDACTED] |
| SARA SHERIDAN | 8580 W. WINDSOR BLVD | 85305 | [REDACTED] |
| MICHAEL SHERIDAN | 8580 W. WINDSOR BLVD | 85305 | [REDACTED] |
| Senia Rague | 8555 W. Windsor Blvd | 85305 | [REDACTED] |
| Robert Bagley | 8574 Windsor Blvd. | 85305 | [REDACTED] |
| Shauna Dorsche | 8531 W Windsor Blvd. | 85305 | [REDACTED] |
| Jeff Dorsche | 8531 W. Windsor | 85305 | [REDACTED] |
| Gildardo Rodriguez | 5229 N 85th Dr. | 85305 | [REDACTED] |
| Rosina Zarate | 5229 N 85th Dr. | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF. or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------------|----------------------------------|--------------|---|
| <i>Christina Brown</i> | <i>5257 N. 87th Ave Glendale</i> | <i>85305</i> | [REDACTED] |
| <i>Alejandro Alvarez</i> | <i>5241 N 85th Drive</i> | <i>85305</i> | [REDACTED] |
| <i>Erika Sandoval</i> | <i>5224 N. 86 Dr. Glendale</i> | <i>85305</i> | [REDACTED] |
| <i>Jaime Cortez</i> | <i>5224 N. 86 Dr. Glendale</i> | <i>85305</i> | [REDACTED] |
| <i>ROBERT K. HENRY</i> | <i>5236 N. 86 DR, GLENDALE</i> | <i>85305</i> | [REDACTED] |
| <i>ELISA Rodriguez</i> | <i>8610 W turney AVE</i> | <i>85307</i> | [REDACTED] |
| <i>Jessica Torres</i> | <i>8610 W turney ave</i> | <i>85307</i> | [REDACTED] |
| <i>Adriana Gullardo</i> | <i>8620 W turney ave</i> | <i>85307</i> | [REDACTED] |
| <i>Raymond Gullardo</i> | <i>8610 W Turney Ave</i> | <i>85307</i> | [REDACTED] |
| <i>ANDREW VALENZUELA</i> | <i>8620 WINDSOR BOULVARD</i> | <i>85305</i> | [REDACTED] |
| <i>DAVID Torres</i> | <i>8620 W WINDSOR BLVD</i> | <i>85305</i> | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-------------------------------|----------|---|
| 201 JAVIER, INC | 9529 W COOLIDGE | 85077 | [REDACTED] |
| Usabel Martinez | 2427 W. Glendale Ave | 85305 | [REDACTED] |
| Coveysa Lopez | 8108 W. Luke Ave | 85303 | [REDACTED] |
| Angelica Espinoza | 1000 W. Denver Ln Glendale | 85307 | [REDACTED] |
| Heriberto Burgos | 7375 W. ... | 85304 | [REDACTED] |
| Chyn-Zeller | 5028 N 85th Ave | 85305 | [REDACTED] |
| Stephanie Cofy | 6010 N 85th Ave | 85305 | [REDACTED] |
| Ramiro Ortiz | 5010 N 85th AVE | 85305 | [REDACTED] |
| Jacquelin Cigarz | 5010 N 85th AVE | 85305 | [REDACTED] |
| Socorro OGAZ | 5010 N 85th AVE | 85305 | [REDACTED] |
| ARACELI LOPEZ | 5010 N 85th Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------------------|----------------------------|----------|---|
| <i>Belva Wittington</i> | 8241 W. Georgia Ave | 85303 | [REDACTED] |
| Andrea Mullen Audrey Miller | 8250 N. Georgia Ave | 85303 | [REDACTED] |
| Mary Ortega | 8210 N. Georgia | 85303 | [REDACTED] |
| Rosemary Ortega | 8210 N. Georgia | 85303 | [REDACTED] |
| Therese Ortega | 8202 W. Georgia | 85303 | [REDACTED] |
| Ana Villanra | 8266 W. Georgia Ave | 85303 | [REDACTED] |
| Javier Arroyo | 8260 W. Georgia Ave | 85303 | [REDACTED] |
| Fabiola Saenz | 8251 W. Georgia Ave | 85303 | [REDACTED] |
| Don Dashed | 8220 W. Orange Dr | 85303 | [REDACTED] |
| Connie Druskoff | 8270 W. Orange Dr. | 85303 | [REDACTED] |
| Gabriela Alcala | 5011 N. 81 Dr. Glendale AZ | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning Commission meeting) |
|-----------------------|---|----------|---|
| Carsten Rizo | 8518 W Denton Ave | 85305 | [REDACTED] |
| Eel Ramsey | 8560 W Denton Ln | 85305 | [REDACTED] |
| Souya Ramsey | 8560 W Denton Ln | 85305 | [REDACTED] |
| Lorena Rodriguez | 8542 W Denton Ln Glendale | 85305 | [REDACTED] |
| Jessica Rodriguez | 8542 W Denton Ln | 85305 | [REDACTED] |
| Apolinar Rodriguez | 8542 W Denton Ln | 85305 | [REDACTED] |
| Mario L Banales | 8536 W Denton Ln | 85305 | [REDACTED] |
| Moises Banales | 8536 W Denton Ln | 85305 | [REDACTED] |
| Cristina Garcia Cantu | 5351 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Ramiro Meraz | 5351 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Jose Garcia Cantu | 5351 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|--------------------|----------------------|----------|--|
| Don HEMBAUGH | 8109 W. San Juan Ave | 85303 | (will be redacted; will be used only to notify you of Planning and Council meetings) |
| Mary [redacted] | 8559 W. Denton | 85305 | [redacted] |
| Rose Callahan | 8553 W. Denton Ln | 85305 | [redacted] |
| Tillie Gonzales | 8553 W. Denton Ln | 85305 | [redacted] |
| Bernard Taramillo | 8553 W. Denton Ln | 85305 | [redacted] |
| Valentia Angel | 8547 W. Denton Ln | 85305 | [redacted] |
| Valentia Angel Sr | 8547 W. Denton Ln | 85305 | [redacted] |
| Alice Arce | 8547 W. Denton | 85305 | [redacted] |
| Mary A. [redacted] | 8529 W. Denton Ln | 85305 | [redacted] |
| Young Ramos | 8530 W. Denton Ln | 85305 | [redacted] |
| Pedro Olivares | 8530 W. Denton Ln | 85305 | [redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|------------------|----------|---|
| Sukeil BASTON | 6259 N 89 DR | 85305 | [REDACTED] |
| Adriana Frankowski | 6258 N 89th Ave | 85308 | [REDACTED] |
| Maria Gray | 6264 N 89th Ave | 85305 | [REDACTED] |
| Wanda Chang | 6264 N 89 Ave | 85305 | [REDACTED] |
| Dan Wittmann | 6427 N 89th Ln | 85305 | [REDACTED] |
| Kim Mientgen | 6427 N 89th Ln | 85305 | [REDACTED] |
| Katherine Aragon | 8948 W Rose Lane | 85305 | [REDACTED] |
| CE Stead | 8948 W. Rose Ln. | 85305 | [REDACTED] |
| Christina | 8945 N. Rose Ln | 85305 | [REDACTED] |
| Belgia Frankon | 8936 W. Pecos Dr | 85305 | [REDACTED] |
| Wanda | 8936 W Pecos Dr | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|----------------------------------|----------|---|
| LARRY GARCIA | 5121 N 85 AVE GLENDALE AZ | 85305 | [REDACTED] |
| ANGIE R GARCIA | 5121 N 85 AVE GLENDALE AZ | 85305 | [REDACTED] |
| LAWRENCE GARCIA | 5121 N 85 AVE GLENDALE | 85305 | [REDACTED] |
| JOSH A GARCIA | 5121 N 85 AVE GLENDALE | 85305 | [REDACTED] |
| DON MARTIN | 8602 W WINDSOR BLVD Glendale | 85305 | [REDACTED] |
| Jan Martin | 8602 W. Windsor Blvd Glendale | 85305 | [REDACTED] |
| Terese Dempsey | 8614 W. Windsor Blvd Glendale | 85305 | [REDACTED] |
| Terese Dempsey | 8614 W. Windsor Blvd Glendale | 85305 | [REDACTED] |
| Angel Diaz | 6721 W. Orange Dr. | 85303 | [REDACTED] |
| Jessie Perez | 8576 W. Medlock Dr. | 85305 | [REDACTED] |
| Sophie Perez | 8576 W. Medlock Dr Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|---|----------|---|
| David G. G. G. G. | 5019 N 85th Dr 85305 | 85305 | [REDACTED] |
| Rita Haggard | 5020 N 85th Dr | 85305 | [REDACTED] |
| Rick Oporio | 5026 N. 85th Dr Glendale AZ | 8505 | [REDACTED] |
| Matt Sargeant | 5043 N. 85th Dr. Glendale, AZ | 85305 | [REDACTED] |
| KEN KLEIN | 5037 N. 85th Dr | 85305 | [REDACTED] |
| Marilyn Chock | 5037 N 85th DR | 85305 | [REDACTED] |
| Curtis Brea | 8548 W. Pasadena- | 85305 | [REDACTED] |
| Mrs Egrevia Jais | 8548 W. Pasadena | 85305 | [REDACTED] |
| Carol Foster | 8536 W. Pasadena Ave | 85305 | [REDACTED] |
| Mink Kuller | 8530 W PASADENA AVE | 85305 | [REDACTED] |
| Diana Blady | 5038 N. 85 th Drive Glendale, AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings) |
|----------------------------|------------------------------|----------|---|
| <i>[Signature]</i> | 5092 N. 85TH GLENDALE, AZ | 85035 | [Redacted] |
| <i>[Signature]</i> | 5043 N 87th Ave Glendale, AZ | 85305 | [Redacted] |
| <i>[Signature]</i> | 5025 N. 87th Ave Glendale | 85305 | [Redacted] |
| Bethany Garcia | 5025 N 87th W. Glendale AZ | 85305 | [Redacted] |
| Brooke Hamilton | 5215 N. 87th Ave | 85305 | [Redacted] |
| Bethany Moezzan | 5215 N. 87th AVE | 85305 | [Redacted] |
| Crissy Hamilton | 5215 D. 87th Ave | 85305 | [Redacted] |
| Rebecca Delgado | 5221 N. 87th Ave | 85305 | [Redacted] |
| Eel Gady | 5245 N. 87th Ave | 85305 | [Redacted] |
| Karen Goad | 5251 N. 87th Ave | 85306 | [Redacted] |
| CHARLES BROWN | 5257 N. 87th AVE | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|------------------------------|----------|---|
| GABINA BURRUEL | 5046 N. 85th ave | 85305 | [REDACTED] |
| Henry Burruel | 5046 N. 85th ave | 85305 | [REDACTED] |
| Josefina Longoria | 5046 N. 85th ave | 85305 | [REDACTED] |
| Nicholas Longoria | 5046 N. 85th ave | 85305 | [REDACTED] |
| Kate Pittman | 5046 N. 85th ave | 85305 | [REDACTED] |
| Catalina Urea | 5046 N. 85th ave | 85305 | [REDACTED] |
| Rocio Navarro | 5046 N. 85th ave | 85305 | [REDACTED] |
| Alma Garcia | 4923 W Highland Av | 85047 | [REDACTED] |
| Tomasg Estadao | 5342 N 91 st AVE | 85305 | [REDACTED] |
| Debra Stone | 8490 W Missouri Ave Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------------|---------------------------|----------|---|
| Mechelle Cox-Cromack | 8533 W Colter St Glendale | 85305 | [REDACTED] |
| William Cromack | 8533 W Colter St Glendale | 85305 | [REDACTED] |
| Caryn Searke | 5024 N 86th Dr Glendale | 85305 | [REDACTED] |
| [Signature] | 5017 N 86th Ave Glendale | 85305 | [REDACTED] |
| Brian Garcia | 5035 W 46th Dr | 85305 | [REDACTED] |
| Cornelia Hernandez | 5027 N 86th Ave | 85305 | [REDACTED] |
| Mario Carrillo | 5027 N 86th Ave | 85305 | [REDACTED] |
| Cheryl [Signature] | 5033 N 86th Ave | 85305 | [REDACTED] |
| Fabricio Carrero | 5014 N 86th Dr | 85305 | [REDACTED] |
| Nalini Barends | 8536 W Pasadena | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------------|-----------------------------|--------------|---|
| <i>Valerie Davis</i> | <i>8518 W Colter</i> | <i>85305</i> | [REDACTED] |
| <i>Cheryl Tyler</i> | <i>8500 W Colter St</i> | <i>85305</i> | [REDACTED] |
| <i>Jacqueline Alphant</i> | <i>8500 W Colter St</i> | <i>85305</i> | [REDACTED] |
| <i>EFREN PEREZ</i> | <i>8518 W Colter St</i> | <i>85305</i> | [REDACTED] |
| <i>Tom Raymond</i> | <i>8518 W Colter St</i> | <i>85305</i> | [REDACTED] |
| <i>Barb Raymond</i> | <i>8539 W. Colter</i> | <i>85305</i> | [REDACTED] |
| <i>Ash W. Bando</i> | <i>8527 W. Colter St</i> | <i>85305</i> | [REDACTED] |
| <i>TERI BARNES</i> | <i>8527 W. Colter St.</i> | <i>85305</i> | [REDACTED] |
| <i>Veronica Calderon</i> | <i>8550 W. Windsor Blvd</i> | <i>85305</i> | [REDACTED] |
| <i>Sarah Swim</i> | <i>8550 W. Windsor Blvd</i> | <i>85305</i> | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|---|----------|---|
| Chuck Huntley | 5242 N. 86 th Ave Glendale, AZ | 85305 | [REDACTED] |
| BOB HUNTLEY | 5342 N 86 th Ave Glendale AZ | 85305 | [REDACTED] |
| ISABEL DUERR | 5286 N 88 th Ave Glendale, AZ | 85305 | [REDACTED] |
| IRA MACCOFF | 8547 W ORANGE DR | 85305 | [REDACTED] |
| Beverly Maloof | 8547 W. Orange DR | 85305 | [REDACTED] |
| Sophia Sam | 8579 W. Orange DR | 85305 | [REDACTED] |
| JUAN CRUZ | 7512 W Orange dr | 85305 | [REDACTED] |
| MIKE RIVERA | 7512 W Orange dr | 85305 | [REDACTED] |
| Betty Calderon | 8503 W. Colton St | 85305 | [REDACTED] |
| Samuel Calderon | 8503 W. Colton St | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-------------------------------|----------|---|
| Griselda Arenivar | 8530 W. Orange Dr. | 85305 | [REDACTED] |
| Imay F Arenivar | 8530 W Orange Dr | 85305 | [REDACTED] |
| VICTOR MAYSONET | 8541 W. ORANGE DR | 85305 | [REDACTED] |
| Laura Maysonet | 7202 N. 84th DR | 85305 | [REDACTED] |
| Isabel DUFFY | 5236 N. 85th AVE | 85305 | [REDACTED] |
| Maria Fancey | 8548 W. Orange Dr. | 85305 | [REDACTED] |
| Rebecca Munsund | 8529 W. Orange Dr. | 85305 | [REDACTED] |
| Rhuce Allen | 8529 W. Orange | 85305 | [REDACTED] |
| Joe L. B. Rosa | 8535 W. Orange Dr | 85305 | [REDACTED] |
| Maria Sanchez | 7970 W. Claremont St Glendale | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|--|----------|---|
| Manuel Ramirez | 5053 N 85 th Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| FLOR BERBER | 5053 N 85 th Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| Maria Berber | 5053 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Ruben Berber | 5053 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Livengo Berber | 5053 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Luis T Berber | 5053 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Flor Legendez | 5047 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Maria de Jesus | 5047 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Miguel Galanica | 5047 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |
| Jose Velazquez | 5047 N 85 th Ave Glendale AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|-------------------|----------|---|
| Jerry Simpson | 5035 N. 85th Ave | 85305 | [REDACTED] |
| Magdalena Simpson | 5035 N 85th Ave | 85305 | [REDACTED] |
| Natalie Simpson | 5035 N. 85th Ave | 85305 | [REDACTED] |
| Hermelinda Simpson | 5035 N 85th Ave | 85305 | [REDACTED] |
| Magellan Mandros | 5032 N 85 Ave | 85305 | [REDACTED] |
| Lou Gentile | 5142 N. 85th Ave | 85305 | [REDACTED] |
| Shannon Gentile | 5142 N 85th Ave. | 85305 | [REDACTED] |
| Gloria Villa | 5371 N 85 Ave | 85305 | [REDACTED] |
| Rachel Simpson | 8395 W. Denton Ln | 85305 | [REDACTED] |
| Louie Navarro | 5526 N 84th Ln | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------------------------|-------------------------|----------|---|
| Lady Spongol | 5201 N Oracle, AZ | 85305 | [REDACTED] |
| April Peralta | 85th Avenue & Camelback | 85805 | [REDACTED] |
| Javier Rodriguez | 5130 N 85th Ave | 85305 | [REDACTED] |
| Leanna Alvarez | 5148 N. 85th Ave | 85305 | [REDACTED] |
| Lirsey Phou | 8363 W Denton LN | 85305 | [REDACTED] |
| Alma Delatorre | 8363 W Denton LN | 85305 | [REDACTED] |
| Luis Ochoa | 8376 W. San Juan Ave | 85305 | [REDACTED] |
| Colleen Lassen | 8376 W. San Juan Ave. | 85305 | [REDACTED] |
| Alma / Phou | 5532 N 84th LN | 85305 | [REDACTED] |
| David Alexander | 5556 N 84th Lane | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-------------------------------|----------|---|
| Alberto Carrillo | 6252 Yucca Trail | 85305 | [REDACTED] |
| Heleen Houston | 6247 N. 89 th Ave. | 85305 | [REDACTED] |
| MICHAEL ACEVEDO | 6270 N. 89 th AVE | 85305 | [REDACTED] |
| Albert Delatorre | 6270 N 89 th AVE | 85305 | [REDACTED] |
| JOHN T MARUSKA | 6223 N. 89 AVE | 85305 | [REDACTED] |
| TRACY MARUSKA | 6223 N. 89 AVE | 85305 | [REDACTED] |
| Heather Maruska | 6223 N. 89 th AVE. | 85305 | [REDACTED] |
| Korah Maruska | 6223 N. 89 th AVE. | 85305 | [REDACTED] |
| Wesley Weber | 625 W Rosary Ave | 85305 | [REDACTED] |
| J. J. [Signature] | 6259 N 89 th Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pullie Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|------------------------------|----------|---|
| CASEY HOLZMAN | 5381 N 87 th AVE | 85305 | [REDACTED] |
| MICHELLE HOLZMAN | 5381 N. 87 th Ave | 85305 | [REDACTED] |
| FRANK FAY | 5395 N 87 th Ave | 85305 | [REDACTED] |
| LYNN FAY | 5395 N. 87 th Ave | 85305 | [REDACTED] |
| MARILYN MCGEE | 5375 N 87 th Ave | 85305 | [REDACTED] |
| CRISTA MCGEE | 5375 N 87 th Ave | 85305 | [REDACTED] |
| JAVIER CORNEJO | 5389 N. 87 th Ave | 85305 | [REDACTED] |
| DIANA SANCHEZ | 5389 N. 87 th Ave | 85305 | [REDACTED] |
| Matthew Sankel | 8378 W. Midway Ave | 85305 | [REDACTED] |
| David Sankel | 8378 W. Midway Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bathany Home Road and Camelback Road and 83' Avenue to 91' Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|-------------------------|-------------------|----------|---|
| <i>Signature</i> | | | (will be redacted; will be used only to notify you of Planning and Council actions) |
| Signature | 8572 W Oregon Ave | 85305 | [Redacted] |
| <i>Utility</i> | 8566 W Oregon Ave | 85305 | [Redacted] |
| <i>Jennie Hernandez</i> | 8566 W Oregon Ave | 85305 | [Redacted] |
| <i>Francisco Mojica</i> | 8594 W Oregon Ave | 85305 | [Redacted] |
| <i>Shirley Williams</i> | 8554 W Oregon Ave | 85305 | [Redacted] |
| <i>James Lynch</i> | 8542 W Oregon Ave | 85305 | [Redacted] |
| <i>Tammy Medley</i> | 8530 W Oregon Ave | 85305 | [Redacted] |
| <i>Shawna Houshian</i> | 8530 W Oregon Ave | 85305 | [Redacted] |
| <i>Brigitte Mann</i> | 8518 W Oregon Ave | 85305 | [Redacted] |
| <i>Barbara Vitek</i> | 8561 W Oregon Ave | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83' Avenue to 91' Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|--------------------|-----------------------------|----------|--|
| <i>Signatures</i> | | | (will be redacted, will be used only to notify you of Planning and Council meetings) |
| <i>[Signature]</i> | 8556 W Georgia Ave Glendale | 85305 | [Redacted] |
| Andanie Muñoz | 8536 W Georgia Ave Glendale | 85305 | [Redacted] |
| Andrew Hatfield | 8544 W Georgia Ave Glendale | 85305 | [Redacted] |
| Anthony Leich | 8544 W Georgia Ave Glendale | 85305 | [Redacted] |
| Nataly Gaxardo | 8539 W Georgia Ave | 85305 | [Redacted] |
| Alfredo Muñoz | 8524 W Georgia Ave | 85305 | [Redacted] |
| Angelica Muñoz | 8544 W Georgia Ave | 85305 | [Redacted] |
| Jaime Rivera | 8521 W Georgia Ave | 85305 | [Redacted] |
| Endira Garcia | 8521 W Georgia Ave | 85305 | [Redacted] |
| Frankie Morin | 8539 W Georgia | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME <i>Signature</i> | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted; will be used only to notify you of Planning and Council meetings)</small> |
|--------------------------|---------------------|----------|--|
| Dydia Rodriguez | 8602 W. Denton Ln | 85305 | [REDACTED] |
| MAXIMO RODRIGUEZ | 8602 W. Denton Ln | 85305 | [REDACTED] |
| Chris Jimenez | 8602 W. Denton Ln | 85305 | [REDACTED] |
| KATRINA BURGOS | 8602 W. Denton Ln | 85305 | [REDACTED] |
| Karen Marquez | 8614 W. Denton Ln | 85305 | [REDACTED] |
| Paul Marquez | 8614 W. Denton Ln | 85305 | [REDACTED] |
| Maria Garcia | 8620 W. Denton Ln | 85305 | [REDACTED] |
| Anderson Cortes | 8620 W. Denton Ln | 85305 | [REDACTED] |
| Jimmy Bachman | 8562 GEORGIA AVE | 85305 | [REDACTED] |
| ALLANI BACHMANN | 8562 W. GEORGIA AVE | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|------------------------|--------------------|----------|--|
| <i>Signature</i> | | | (will be redacted; will be used only to notify you of Planning and Council meetings) |
| Yolanda Morin | 8539 W Georgia | 85305 | [REDACTED] |
| Joe Morin | 8539 W Georgia | 85305 | [REDACTED] |
| Lenore Morin | 8539 W Georgia | 85305 | [REDACTED] |
| Ariel Morin | 8539 W Georgia | 85305 | [REDACTED] |
| <i>Appuel D. G. G.</i> | 8545 W. Georgia | 85305 | [REDACTED] |
| <i>Mark Kull</i> | 8551 W. GEORGIA | 85305 | [REDACTED] |
| <i>James Lee</i> | 8584 W. DENTON LN. | 85305 | [REDACTED] |
| <i>Barbara Appert</i> | 8590 W Denton Ln | 85305 | [REDACTED] |
| <i>Johnny Montanez</i> | 8590 W Denton Ln | 85305 | [REDACTED] |
| <i>Toy Montanez</i> | 8590 W Denton Ln | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|--------------------|--------------------|----------|--|
| <i>Signature</i> | | | (will be redacted; will be used only to notify you of Planning and Council meetings) |
| Chautier Villa | 8561 W. Oregon | | |
| Gabriela Lizarraga | 8591 W. Oregon Ave | | |
| Roberto Lizarraga | 8591 W Oregon Ave | | |
| Jose Garcia | 8597 W. Oregon Ave | | |
| Edgar Astorga | 5382 N. 86th dr. | | |
| Alan Astorga | 5382 N. 86th dr | | |
| Alonso Cruz | 5382 N 86th dr | | |
| Miguel Castillo | 8554 W Denton Dr. | | |
| Aracely Hernandez | 8554 W Denton Dr | | |
| Irish Hernandez | 8554 W Denton Dr | | |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted; will be used only to notify you of Planning Commission meeting)</small> |
|----------------|---------------------------------|----------|--|
| Martin Smith | 8968 W Citrus Way, Glendale, AZ | 85305 |  |
| Mary Smith | 8968 W. Citrus Way Glendale AZ | 85305 | |
| Nicholas Smith | 8968 W. Citrus Way Glendale AZ | 85305 | |
| Joseph Smith | 8968 W. Citrus Way Glendale AZ | 85305 | |
| David Gilmore | 8965 W Citrus Way Glendale AZ | 85305 | |
| Kathy Gilmore | 8965 W Citrus Way Glendale AZ | 85305 | |
| RD Sandoval | 8983 W Citrus Way Glendale AZ | 85305 | |
| Betty Fuller | 8977 W. Citrus Way | 85305 | |
| Francis Fuller | 8977 W. Citrus Way Glendale | 85305 | |
| Joe Santillo | 8989 W. Citrus Way | 85305 | |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-----------------------------|----------|---|
| Stacey V. Willard | 8027 W Luke Ave | 85303 | [REDACTED] |
| Heidi S Willard | 8027 W Luke Ave | 85303 | [REDACTED] |
| Denise Vines | 8019 W. Luke Ave | 85303 | [REDACTED] |
| Anita Corpus | 8011 W. Luke Ave | 85303 | [REDACTED] |
| EDDIE DAVIS | 5601 - N 80 AVE | 85303 | [REDACTED] |
| STEVE TOLLIVER | 8010 W. Luke Ave | 85303 | [REDACTED] |
| Kelda Toliver | 8010 W. Luke Ave | 85303 | [REDACTED] |
| Laurel Toyne | 5702 N 82 nd AVE | 85303 | [REDACTED] |
| DAVID EVINES | 8019 LUKE AVE | 85303 | [REDACTED] |
| ROY PATTERSON | 8107 W. LUKE AVE | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:



The John F. Long Trust and Pulse Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bellary Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,408 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted, will be used only to notify you of Planning and Council meetings)</small> |
|-----------------|---|----------|--|
| Lichelle Savage | 9440 W. Colter St. | 85306 | [REDACTED] |
| Philip K Savage | 9440 W. Colter St. | 85305 | [REDACTED] |
| CHRISTINE CHAU | OREGON 9333 W. Colter AVE | 85305 | CHRISTIANE@earthlink.net |
| SAVIO CHAU | 9333 W OREGON AVE | 85305 | saviochau@earthlink.net |
| Dimi Verica | 9304 N 94 th lane | 85305 | [REDACTED] |
| DAVID JOHNSON | 5304 N 94 th Ln | 85305 | [REDACTED] |
| Jonathan Robles | 9451 W Colter St | 85305 | [REDACTED] |
| Lacey Robles | 9451 W Colter st | 85305 | [REDACTED] |
| Kimberly Walls | 9440 W. Colter St | 85305 | [REDACTED] |
| Andrew Alvarez | 9440 West Colter street | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|-----------------------------|----------|---|
| Gary Camilleri | 8951 W Rose Ln | 85305 | [REDACTED] |
| Oscar Grimaldo | 6249 N 90th Dr Glendale AZ | 85305 | [REDACTED] |
| Mikayla Bakely | 2557 N. 90th Dr Glendale AZ | 85305 | [REDACTED] |
| Jane R Mora | 6276 N. 90th Dr Glendale AZ | 85305 | [REDACTED] |
| Synthia Mera | 6276 N. 90th Dr, Glendale | 85305 | [REDACTED] |
| Robert Bloom | 6279 N 90th Dr, Glendale | 85305 | [REDACTED] |
| Luis Felix | 9018 W Stella Ave | 85305 | [REDACTED] |
| Refugio Hernandez | 9006 W Stella | 85305 | [REDACTED] |
| Kon Wiediger | 8585 W Stella Ave Glendale | 85305 | [REDACTED] |
| Jonathan Davis | 8904 W Stella Ave Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------|-------------------------------------|----------|---|
| Paul N. Tristen | 8988 W Stella Ave | 85305 | [REDACTED] |
| Lebra Jones | 8970 W Stella Ave | 85305 | [REDACTED] |
| Jeff Jones | 8970 W Stella Ave | 85305 | [REDACTED] |
| Fay Hernandez | 8556 W Stella Ave | 85305 | [REDACTED] |
| Dulce Adelaine | 8942 N Peck Dr | 85305 | [REDACTED] |
| [Signature] | 6252 N 90 th & Geena Ave | 85305 | [REDACTED] |
| Barbara Sheek | 6752 N 90 th Dr Glendale | 85305 | [REDACTED] |
| John Cal | 6255 N 90 th Dr Glendale | 85305 | [REDACTED] |
| [Signature] | 6255 N 90 th Dr Glendale | 85305 | [REDACTED] |
| Marilyn [Signature] | 8518 So. Keim Dr Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------------------------|------------------------------|------------|---|
| Raymond Peralta | 6182 N 89 th Ave | 85305 | [REDACTED] |
| Ruben Peralta | 6182 N 89 th Ave | 85305 | [REDACTED] |
| Virginia Abella Abella | 6188 N 89 th Ave | 85305 | [REDACTED] |
| Vicky Abella | 6188 N 89 th Ave | 85305 | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| Michael Cordeiro | 6288 N 89 th Ave | 85305 | [REDACTED] |
| Kathy Cordeiro | 6288 N 89 th Ave | 85305 | [REDACTED] |
| Shelley Greisa | 6276 N. 89 th Ave | 85305 | [REDACTED] |
| [REDACTED] | 8945 Wilshire | 85305 | [REDACTED] |
| [REDACTED] | 8703 W. Yucca Vista Dr | 85305 | [REDACTED] |
| Wendy Torres | 8703 W. Yucca Vista Dr | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|---------------------------------|----------|---|
| Wendy Wulfsberg | 8957 W PECK DR Glendale AZ | 85305 | [REDACTED] |
| Rosa V. Valdez | 8957 W Peck DR Glendale AZ | 85305 | [REDACTED] |
| Susana Garcia | 8978 W ROVEY | 85305 | [REDACTED] |
| Wendy Lighton | 8759 W Sierra Vista P. Glendale | 85305 | [REDACTED] |
| James L. Caple | 8747 W Sierra Vista P. Glendale | 85305 | [REDACTED] |
| Dipreet Kaur | 8727 W Sierra Vista P. Glendale | 85305 | [REDACTED] |
| Debbie K. Stanford | 8727 W Sierra Vista P. Glendale | 85305 | [REDACTED] |
| Carlynn Stanford | 8709 W Sierra Vista P. Glendale | 85305 | [REDACTED] |
| Rebekah D. Long | 8128 W Sierra Vista Dr. | 85305 | [REDACTED] |
| Patricia A. Long | 8128 W Sierra Vista Dr. | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|---------------------------|----------|---|
| Jared Clayton | 8957 W Peck Rd | 85305 | [REDACTED] |
| Pauline Gumbel | 8957 W Peck dr. 8942 | 85305 | [REDACTED] |
| KATHY CONWAY | 8942 W Peck Dr | 85305 | [REDACTED] |
| Khoo Phou | 8960 W. Peck Dr | 85305 | [REDACTED] |
| Nguyen-Thao Tran | 8960 W. Peck Dr | 85305 | [REDACTED] |
| Huong Phou | 8960 W. Peck Dr | 85305 | [REDACTED] |
| Linda Gumbel | 8975 W. Peck Drive | 85305 | [REDACTED] |
| PATRICIA GUMBEL | 8975 W. Peck Drive | 85305 | [REDACTED] |
| LANCE GUMBEL | 8975 W. Peck Drive | 85305 | [REDACTED] |
| Alex Mendon | 8979 W. Peck Dr | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|------------------------------------|----------|---|
| Vanda Smythe | 8951 W Peck Dr Glendale | 85305 | [REDACTED] |
| Wynne W. Long | 8951 W Peck Dr Glendale | 85305 | [REDACTED] |
| Joe Penning | 8954 W. Peck Dr Glendale | 85305 | [REDACTED] |
| Beth Fisher | 8981 W. Peck Dr, Glendale | 85305 | [REDACTED] |
| Nick Fisher | 8981 W. Peck Dr, Glendale AZ | 85305 | [REDACTED] |
| Lynda Martinez | 8972 W Peck Dr Glendale AZ | 85305 | [REDACTED] |
| Lauro Martinez | 8772 W Peck Dr Glendale AZ | 85305 | [REDACTED] |
| Nicolas Montalvo | 6270 N 90 Dr Glendale | 85305 | [REDACTED] |
| DAVID A. ROBINSON | 9017 W. Par Dr Glendale AZ | 85305 | [REDACTED] |
| Do Lehner | 9005 W Roney Ave Glendale AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------------|---|----------|---|
| | 5340 N 83 rd Ave, Glendale | 85303 | [Redacted] |
| Ms. Samantha Vega | 8221 W. Orange Dr | 85303 | [Redacted] |
| | 8221 W. Orange Dr, Glendale | 85303 | [Redacted] |
| Cynthia Fox | 8248 W. Orange Dr, Glendale | 85303 | [Redacted] |
| Mary H. Neehley | 8248 W. Orange Dr, Glendale | 85303 | [Redacted] |
| Jeanne M. Sheverson | 8138 W. Orange Ave, Glendale | 85303 | [Redacted] |
| Melanie K. Sheverson | 8138 W. Orange Ave, Glendale | 85303 | [Redacted] |
| Erica Medina | 5114 N. 81 st Dr, Glendale | 85303 | [Redacted] |
| | 5107 N 81 st Drive, Glendale | 85303 | [Redacted] |
| Sgt. H. Lopez | 5019 N. 81 st Dr. | 85303 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|---|----------|---|
| Raymond F. Family | 8329 W Oregon Ave Glendale AZ 85305 | 85305 | [Redacted] |
| Rogan T. Finley | 8329 W OREGON AVE AZ | 85305 | [Redacted] |
| Teresa Jaddur | 5136 N. 83 Avenue, Glendale | 85303 | [Redacted] |
| [Redacted] | 5136 N. 83 AV GLENDALE | 85303 | [Redacted] |
| Mary Ann Smith | 6515 N 83rd Ave, Glendale, AZ | 85303 | [Redacted] |
| [Redacted] | 6515 N 83rd Ave, Glendale, AZ | 85303 | [Redacted] |
| [Redacted] | 8334 W Oregon Ave Glendale | 85305 | [Redacted] |
| Thao S. Hampton | 8206 W. Orange Dr. Glendale | 85303 | [Redacted] |
| Neil Nielson | 5136 N. 83 rd. Ave Glendale | 85303 | [Redacted] |
| Megan Wentze | 5340 N 83 rd Ave Glendale, AZ | 85303 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------------|---------------------------------------|----------|---|
| <i>Loren Linifung</i> | 6118 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>DE F...</i> | 6131 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Sy A. B...</i> | 6125 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Amy Haley</i> | 6130 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>A. Brown</i> | 6125 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Lucero Gustinian</i> | 6125 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Brenda Wolf...</i> | 6118 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Jason Scott</i> | 6112 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Cory Kogue</i> | 6112 N. 90 th Dr. Glendale | 85305 | [REDACTED] |
| <i>Abner Scott</i> | 9014 W. Farnley Ave. Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|------------------|-----------------------------|----------|--|
| <i>Signature</i> | | | (will be redacted; will be used only to notify you of Planning and Council meetings) |
| Mauro Samboriel | 8553 W Missouri Ave | 85305 | [REDACTED] |
| Karla Estrada | 8553 W Missouri Ave | 85305 | [REDACTED] |
| Andrea Cole | 8559 W Missouri Ave | 85305 | [REDACTED] |
| Itzel Rodriguez | 8559 W Missouri Ave | 85305 | [REDACTED] |
| Jessica Picardo | 8565 W Missouri Ave | 85305 | [REDACTED] |
| Josue Orzoco | 8565 W Missouri Ave | 85305 | [REDACTED] |
| Dore Heath | 8577 W Missouri Ave | 85305 | [REDACTED] |
| Rayna Kalk | 8577 W Missouri Ave | 85305 | [REDACTED] |
| <i>Signature</i> | 8537 N 86 th Dr | 85305 | [REDACTED] |
| <i>Signature</i> | 5388 N 86 th Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:



The John F. Long Trust and Pullie Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted, will be used only to notify)</small> |
|------------------|--------------------------------------|----------|---|
| Angela Blake | 8572 W. Denton Ln <i>Glendale</i> | 85305 | [REDACTED] |
| Sherry Hays | 8572 W. Denton Ln | 85305 | [REDACTED] |
| ROBERT BARRACK | 8583 W. DENTON LN | 85305 | [REDACTED] |
| MICHELLE BULLOCK | 8583 N. DENTON LN | 85305 | [REDACTED] |
| Ramiro Garza | 8577 W. Denton Ln | 85305 | [REDACTED] |
| Henry Johnson | 8565 W. Denton Ln | 85305 | [REDACTED] |
| Amundara White | 85600 W. Denton Ln | 85305 | [REDACTED] |
| Bryno Soria | 8566 W. Denton Ln | 85305 | [REDACTED] |
| Sherry Hays | 8572 W. Denton Ln | 85305 | [REDACTED] |
| Christy Hays | 8578 W. Denton Ln | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted: will be used only to notify you of Planning and Zoning Commission) |
|---------------------------|---|----------|--|
| <i>Bill McCarthy</i> |  6289 N. 89th Dr Glendale | 85305 | [REDACTED] |
| <i>Brenda Appleton</i> | 6289 N. 89th Dr Glendale | 85305 | [REDACTED] |
| <i>Ann J. Hoffman</i> | ↓ | 85305 | [REDACTED] |
| <i>Michelle Hernandez</i> | 6283 N. 89th Dr. Glendale AZ | 85305 | [REDACTED] |
| <i>AJ N...</i> | 6283 N. 89th Dr. Glendale AZ | 85305 | [REDACTED] |
| <i>Luz A. Rubio</i> | 6253 N. 89th Dr. Glendale | 85305 | [REDACTED] |
| <i>Richard T. Small</i> | 6250 N. 89th Dr. Glendale | 85305 | [REDACTED] |
| <i>Manuel A.</i> | 6262 N. 89th Dr. Glendale A | 85305 | [REDACTED] |
| <i>John Coyne</i> | 6256 N. 89th Dr Glendale | 85305 | [REDACTED] |
| <i>Patricia Coyne</i> | 6256 N 89th Dr Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|----------------------------------|----------|---|
| Sharon Miller | 6265 N 89th Dr | 85305 | [REDACTED] |
| Cory Miller | 6265 N 89th Dr | 85305 | [REDACTED] |
| Debra Miller | 6265 N 89th Dr | 85305 | [REDACTED] |
| Jim Derr | 8244 W. CITRUS WAY | 85305 | [REDACTED] |
| Megun Derr | 8944 W. CITRUS WAY | 85305 | [REDACTED] |
| Sheri Derr | 8944 W. Citrus way | 85305 | [REDACTED] |
| Glenys L. Co. | 6271 N. 89th Av | 85305 | [REDACTED] |
| Fredo Garcia | 6271 N. 89th Dr | 85305 | [REDACTED] |
| Estivicy Yuarar | 6271 N. 89th Drive WELLSVILLE | 85305 | [REDACTED] |
| Bonnie McCarthy | 6277 N. 89th Ave. | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of the Yucca district, We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|----------------------|----------|---|
| LEONOR GALDAMEZ | 7832 W. Rancho Drive | 85303 | [REDACTED] |
| Maria Hernandez | 7838 Rancho Drive | 85303 | [REDACTED] |
| Hector Miranda | 7838 Rancho Drive | 85303 | [REDACTED] |
| Daniel Miranda | 7838 Rancho Drive | 85303 | [REDACTED] |
| ADAM GALDAMEZ | 7832 W. RANCHO DR. | 85303 | [REDACTED] |
| Ely GALDAMEZ | 7832 W. RANCHO DR. | 85303 | [REDACTED] |
| Ramon Daniels | 7837 W Solano Dr | 85303 | [REDACTED] |
| Elder Daniels | 7837 W. Solano Dr. | 85303 | [REDACTED] |
| Carol Turpin | 7836 W. Solano Dr. | 85303 | [REDACTED] |
| Daniel Turpin | 7836 W. Solano Dr. | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------|------------------|----------|---|
| Helen Davis | 7835 W Rancho Dr | 85303 | [REDACTED] |
| Serry Davis | 7835 W Rancho Dr | 85303 | [REDACTED] |
| Fabian Najera | 7844 W Rancho Dr | 85303 | [REDACTED] |
| Isabel Najera | 7844 W Rancho Dr | 85303 | [REDACTED] |
| Zaida Najera | 7844 W Rancho Dr | 85303 | [REDACTED] |
| George Klemmer | 7839 W Rancho Dr | 85303 | [REDACTED] |
| Janice Fuller | 7839 W Rancho Dr | 85303 | [REDACTED] |
| Dallas Penner | 7839 W Rancho Dr | 85303 | [REDACTED] |
| Nat Repine | 7840 W Rancho Dr | 85303 | [REDACTED] |
| ADAN GALDAMEZ | 7832 W RANCHO DR | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------|---------------------|----------|---|
| JESUS Ramirez | 8517 W Orange dr | 85305 | [REDACTED] |
| Zoila MUNOZ | 8517 W Orange dr | 85305 | [REDACTED] |
| linzy MUNOZ | 8517 W Orange dr | 85305 | [REDACTED] |
| Luz Elena Hernandez | 8534 W. Medlock Dr | 85305 | [REDACTED] |
| [Signature] | 8558 W. Medlock DR. | 85305 | [REDACTED] |
| [Signature] | 8558 W. Medlock DR | 75306 | [REDACTED] |
| Alicia Mendez | 8558 W. Medlock dr. | 85305 | [REDACTED] |
| [Signature] | 8558 W. Medlock dr. | 85305 | [REDACTED] |
| [Signature] | 8008 W. Medlock | 75305 | [REDACTED] |
| [Signature] | 8558 W. Medlock | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|--------------------------------|----------|---|
| Debra Payan | 8566 w. Colter St | 85305 | [REDACTED] |
| Shelly Lassen | 8560 w. Colter St. | 85305 | [REDACTED] |
| Bobbie Murrell | 6074 N. 83 rd Drive | 85305 | [REDACTED] |
| CHAD JONES | 8560 W. COLTER ST. | 85305 | [REDACTED] |
| ifred Puchta | 8554 w. Colter | 85305 | [REDACTED] |
| JUAN GOMEZ | 8548 W Colter St. | 85305 | [REDACTED] |
| Gilbert Acosta | 7803 W Myrtle Ave | 85203 | [REDACTED] |
| Torise Sandoval | 8536 w COLTER | 85305 | [REDACTED] |
| Ulexenia Sarabia | 8536 w Colter St | 85305 | [REDACTED] |
| Vanessa Sarabia | 8536 w Colter St | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|--|----------|---|
| Rosa Erika Soto | 8582 W. MEDLOCK DR GLENDALE, AZ 85305 | 85305 | [REDACTED] |
| Jorge Soto | 8582 W. MEDLOCK DR GLENDALE, AZ | 85305 | [REDACTED] |
| Francisca Acosta | 8582 W. MEDLOCK DR. GLENDALE AZ | 85305 | [REDACTED] |
| Emilio OREGA | 8581 W MEDLOCK DR GLENDALE | 85305 | [REDACTED] |
| Alycia Cantunghit | 5825 E - 86 th DR | 85305 | [REDACTED] |
| Judy Cantunghit | 5226 N. 86 th DR | 85305 | [REDACTED] |
| [Signature] | 5243 N 86 th DR | 85305 | [REDACTED] |
| [Signature] | 5249 N. 86 th DR | 85305 | [REDACTED] |
| Rita Wapshun | 8572 W. CULTM | 85305 | [REDACTED] |
| Vince Parn | 8566 W. Colter | 85035 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you) |
|-----------------|---|----------|--|
| Stacey Btker | 5524 N 67 th Dr Glendale AZ | 85303 | [REDACTED] |
| L A B R. YATBY | 5524 N 67 th Dr Glendale AZ | 85303 | [REDACTED] |
| June Bittner | 7946 W Vermont Ave ^{Glendale} AZ | 85303 | [REDACTED] |
| Margaret Hoff | 8025 W. Vermont Ave | 85303 | [REDACTED] |
| Tjenn K. Taylor | 8025 W. Vermont Ave | 85303 | [REDACTED] |
| Manuel Villa | 8031 W. Vermont Ave | 85303 | [REDACTED] |
| Maria Villa | 8031 W. Vermont Ave | 85303 | [REDACTED] |
| Ken Walker | 8037 W. Vermont Ave | 85303 | [REDACTED] |
| Robert Kendan | 5432 N 80 th Dr | 85303 | [REDACTED] |
| Jana Kendan | 5432 N. 80 th Dr. | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIR CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|---------------------|----------|---|
| SHEILA TORRES | 8626 W Windsor Blvd | 85305 | [Redacted] |
| Rob Tewis | 5171 N 85th Ave | 85305 | [Redacted] |
| Jacqueline Thomas | 5171 N 85th Ave | 85305 | [Redacted] |
| Shereea Golden | 8562 W Windsor Blvd | 85305 | [Redacted] |
| Charlie Golden | 8562 W Windsor Blvd | 85305 | [Redacted] |
| Tobias Robles | 8556 W Windsor Blvd | 85305 | [Redacted] |
| Fabilla Prieto | 8561 W Windsor Blvd | 85305 | [Redacted] |
| Tanya Gonzalez | 8543 W Windsor Blvd | 85305 | [Redacted] |
| Tiffani Chapman | 8549 W Windsor Blvd | 85305 | [Redacted] |
| Sudith Chapman | 8549 W Windsor Blvd | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|-----------------------|----------|---|
| Rosa Lopez | 4825 N 92nd Ln Phx AZ | 85037 | Rosa.Lopez@pulte.com |
| Carlos Payan | 4825 N 92nd Ln Phx AZ | 85037 | Carlos.Payan@pulte.com |
| Iliana Salazar | 8536 W Orange Dr. | 85305 | Iliana.Salazar@pulte.com |
| Armando Salazar | 8536 W Orange Dr. | 85305 | Armando.Salazar@pulte.com |
| Emma Saldana | 7748 W. Monterey Way | 85033 | Emma.Saldana@pulte.com |
| Adriana Fuyks | 6721 W. Orange Dr. | 85303 | Adriana.Fuyks@pulte.com |
| Elizabeth Sandoz | 6538 W. Keim Dr | 85301 | Elizabeth.Sandoz@pulte.com |
| GARY DUFFY | 5236 N. 86th Ave. | 85306 | Gary.Duffy@pulte.com |
| Paula Golden | 8562 W. Windsor Blvd | 85305 | Paula.Golden@pulte.com |
| Charles Golden | 8562 W. Windsor Blvd | 85305 | Charles.Golden@pulte.com |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|---------------------------|----------|---|
| Jorge Torres | 8620 W. Windsor Blvd. | 85305 | [Redacted]@gmail.com |
| Evonne Entemarian | 7950 W. Pepper tree Ln | 850303 | [Redacted] |
| Albert Palmer | 8734 W. Sells DR | 85037 | [Redacted] |
| Christina Palmer | 8734 W. Sells DR | 85037 | [Redacted] |
| [Redacted] | 9020 W. Highland Unit 11; | 85037 | [Redacted] |
| Suzanne Kelly | 9424 W. Pierson | 85037 | [Redacted] |
| [Redacted] | 1691 W. Carter Court | 85037 | [Redacted] |
| GABRIEL PADILLA | 8586 W Windsor Blvd | 85805 | [Redacted] |
| Monica Landa | 8608 W Windsor | 85305 | [Redacted] |
| Cynthia Landa | 8008 W. Windsor BVP | 85305 | [Redacted] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|------------------------------|----------|---|
| James Radabaugh | 5042 N 86th Dr Glendale Az | 85305 | [REDACTED] |
| Bill Kellie | 5036 N 86th Dr Glendale AZ | 85305 | [REDACTED] |
| Robert M. ... | 5029 N 81st Dr Glendale | 85305 | [REDACTED] |
| Jasmine Krogulski | 5034 N 86th Ave, Glendale AZ | 85305 | [REDACTED] |
| Jesse Velazquez Jr | 5028 N 84th Ave Glendale AZ | 85305 | [REDACTED] |
| Veronica Velazquez | 5028 N 86th Ave Glendale AZ | 85305 | [REDACTED] |
| Helen Ho-Yang | 5021 N 86th Ave, Glendale AZ | 85305 | [REDACTED] |
| Bonnie De ... | 5021 N 88th Ave Glendale | 85305 | [REDACTED] |
| Boger ... | 5031 N 85th Ave Glendale | 85305 | [REDACTED] |
| Audrey Anderson | 5031 N 88th Dr Glendale AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council actions) |
|-----------------------------|--|----------|--|
| YASMIN ORTEGA VAL ORTEGA | 6112 W 88 TH AVE Glendale AZ | 85305 | [REDACTED] |
| Erica Silva | 8810 W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Pick Chavez | 8786 ^W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Tina Alvarado | 8786 ^W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Edwina Knott | 8762 ^W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Lissa Febto | 8762 ^W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Tyler Conklin | 8816 W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Faith Conklin | 8816 W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Martene Connel | 8840 W Rowley Ave Glendale AZ | 85305 | [REDACTED] |
| Mario Rangel | 8840 W Rowley Ave Glendale AZ | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify applicant and Council for meeting) |
|---------------------|--|----------|--|
| Luzette Figueroa | 8864 W. Royal Ave Glendale AZ 85305 | 85305 | [REDACTED] |
| Terry Williams | 1149 N Van 88 th Glendale AZ 85305 | 85305 | [REDACTED] |
| Jeanne Grant | 10180 N 88 th Ln Glendale AZ 85305 | 85305 | [REDACTED] |
| Michael A. Caldwell | 14835 W Cavalier Dr Glendale AZ 85305 | 85305 | [REDACTED] |
| Maggie Saunders | 8844 W. Cavalier | 85305 | [REDACTED] |
| Janice Carroll | 8838 W. Cavalier Dr. Glendale, AZ 85305 | 85305 | [REDACTED] |
| Yajaira Garcia | 8833 W. Cavalier Dr Glendale AZ | 85305 | [REDACTED] |
| Jonathan Rodman | 8833 W Cavalier Dr | 85305 | [REDACTED] |
| Elizabeth Menchen | 8830 W Cavalier Dr. | 85305 | [REDACTED] |
| Leslie Deskins | 7814 W Cavalier Dr | 75305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|----------------------------|---------------------------|---|
| Keslee Mele | 8781 W. Berridge Ln | 85305 | [REDACTED] |
| John Mizel | 8781 W Berridge Ln | 85305 | [REDACTED] |
| Lexi Valdez | 8760 W Berridge Ln | 85305 | [REDACTED] |
| Francisco Valdez | 8769 W Berridge Ln | 85305 | [REDACTED] |
| Jessy R. Deaton | 4133 N 87 th Ln | 85305 | [REDACTED] |
| Vadad Baxev | 8774 W. Berridge Lane | 85305 | [REDACTED] |
| Janet Brussman | 8786 W Berridge Ln | 85305 | [REDACTED] |
| CHRIS FREEMAN | 8792 WEST BERRIDGE LN | 85305 85305 | [REDACTED] |
| Barbara Whitney | 8792 W Berridge Ln | 85305 | [REDACTED] |
| GLENDIA ANDERSON | 8788 W. BERRIDGE LN | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Commission meetings) |
|------------------|-----------------------------|------------|--|
| Elo/Cornwall | 6116 W. 87 th LN | 85305 | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| Bob O'Connell | 6217 N. Faith Ave | 85305 | [REDACTED] |
| TERRY LANE | 6103 N. 87 th LN | 85305 | [REDACTED] |
| David Helbermyer | 8750 W. ROSEY AVE | 85305 | [REDACTED] |
| [REDACTED] | 6115 N. 87 th LN | 85305 | [REDACTED] |
| [REDACTED] | 6115 N. 87 th LN | 85305 | [REDACTED] |
| Robert Flinn | 6121 N. 87 th LN | 85305 | [REDACTED] |
| Mark Flinn | 6121 N. 87 th LN | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted: will be used only to notify you of Planning and Council actions) |
|----------------------|--------------------|----------|--|
| Lesly Noel | 6103 N 87th Ln | 85305 | [REDACTED] |
| Lesly Noel | 6103 N 87th Ln | 85305 | [REDACTED] |
| Sandra Allen | " | 85305 | [REDACTED] |
| Wes Noel | " | 85305 | [REDACTED] |
| Suzanne C. Evers | 6181 N 87th Lane | 85305 | [REDACTED] |
| Chris Perez | 6109 N 87th LN | 85305 | [REDACTED] |
| Amanda Rose | 6103 N 87th Ln | 85305 | [REDACTED] |
| Susan Hellicorington | 8750 W. Rowley Ave | 85305 | [REDACTED] |
| MARLAYNE TURNBULL | 6097 N 87 LN | 85305 | [REDACTED] |
| Cynthia Lavie | 6103 N 87 LN | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify City of Glendale) |
|--------------------|--|----------|--|
| Mitchell Harman | 6212 N. 89 th Ave Glendale AZ | 85305 | [REDACTED] |
| Erica Coulant | 10212 N. 89 th Ave Glendale | 85305 | [REDACTED] |
| Richard Hess | 8822 W. ROVEY AVE GLENDALE | 85305 | [REDACTED] |
| Krista Hoss | 8822 W. ROVEY AVE | 85305 | [REDACTED] |
| Jason Moffitt | 8822 W. ROVEY AVE. | 85305 | [REDACTED] |
| Penny Hoss | 8822 W ROVEY | 85305 | [REDACTED] |
| Kellie Hoss | 8822 W ROVEY | 85305 | [REDACTED] |
| Tara Cook | 8839 W. ROVEY A | 85305 | [REDACTED] |
| [REDACTED] | [REDACTED] | 85305 | [REDACTED] |
| Anthony [REDACTED] | 8708 W. ROVEY GLENDALE | 85305 | [REDACTED] |

Page 2

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|------------------------------|----------|---|
| ADRIAN TRISTAN | 8960 W. MARYLAND AVE | 85305 | [REDACTED] |
| Bethany Rowe | 89811 West Maryland Ave | 85305 | [REDACTED] |
| Christopher Lowe | 8981 W. Maryland Ave | 85305 | [REDACTED] |
| Rosario Sandoval | 8963 W Maryland Ave | 85305 | [REDACTED] |
| Javier Vasquez | 8963 W. Maryland Ave | 85305 | [REDACTED] |
| SARIBA LOPEZ | 8951 W. Maryland Ave | 85305 | [REDACTED] |
| Justin Arrowood | 8927 W Maryland AVE | 85305 | [REDACTED] |
| Margan Arrowood | 8927. W. Maryland AVE | 85305 | [REDACTED] |
| Samuel Mahuku | 6283 N. 89 th Ave | 85305 | [REDACTED] |
| Nick Gray | 6271 N. 89 th AVE | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|---------------------|----------|---|
| Sup Jofinisi | 8827 W Maryland Ave | 85305 | [REDACTED] |
| Katy Nguyen | 8823 W Maryland Ave | 85305 | [REDACTED] |
| Juanie Alcantar | 8793 W Maryland Ave | 85305 | [REDACTED] |
| Paucel Bonomi | 8775 W Maryland Ave | 85304 | [REDACTED] |
| Geroni R. Hester | 8743 W Maryland Ave | 85305 | [REDACTED] |
| Kelly Alonso | 8749 W Maryland Ave | 85305 | [REDACTED] |
| Ernie Alonso | 8744 W Maryland Ave | 85305 | [REDACTED] |
| Efrain Meza | 8928 W Stella Av | 85305 | [REDACTED] |
| Vanissa Meza | 8928 W Stella Av | 85305 | [REDACTED] |
| Efrain Meza JR | 8928 W Stella Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 85th Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stone Haven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|-------------------------|----------|---|
| M. KHAN & KHAN | 8314 W. BERRY LN | 85305 | [REDACTED] |
| Evadham Lepp | 8320 W. Berridge Ln. | 85305 | [REDACTED] |
| Cecile Tassurani | 6086 N. 83rd Dr | 85305 | [REDACTED] |
| Veronica Ojeda | 6077 N. 83rd Drive | 85305 | [REDACTED] |
| Jeff Gaudin | 6077 N 83rd Drive | 85305 | [REDACTED] |
| Gustavo Diaz | 8329 W. Berridge Ln | 85305 | [REDACTED] |
| Anhail Lavario | 8790 W. Lane Ave | 85305 | [REDACTED] |
| Maivel Gutierrez | 8323 W. Berridge Ln | 85305 | [REDACTED] |
| Leah Lujan | 8317 W. Berridge Ln | 85305 | [REDACTED] |
| Frank Jule | 6080 N 83rd Dr Glendale | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|-------------------|----------|---|
| Terry Martin | 8334 W. ROSE Lane | 85305 | [REDACTED] |
| Drahis Martin | 8334 W. ROSE Lane | 85305 | [REDACTED] |
| Keteldi Garay | 8346 W. ROSE Lane | 85305 | [REDACTED] |
| BILLY JONES | 8350 W. ROSE LANE | 85305 | [REDACTED] |
| Bonita A Jones | 8350 W. ROSE Ln | 85305 | [REDACTED] |
| ANDY LOPEZ | 8347 W. ROSE Ln | 85305 | [REDACTED] |
| PATRICIA LOPEZ | 8347 W. ROSE Ln | 85305 | [REDACTED] |
| ELIAN PABLO | 8343 W. ROSE Lane | 85305 | [REDACTED] |
| ANDY LOPEZ | 8339 W. ROSE Ln | 85305 | [REDACTED] |
| LARRY E WHEELER | 8335 W. ROSE Ln | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Zoning Commission meetings) |
|----------------|--------------------------------|----------|---|
| Lucia Gonzalez | 8715 W Sierra Vista Dr | 85305 | [REDACTED] |
| KAREN CAPLE | 8747 W. SIERRA VISTA DR | 85305 | [REDACTED] |
| Freda Gaedley | 8756 W. Sierra Vista Dr | 85305 | [REDACTED] |
| Octavio Ramos | 8865 W Maryland Av | 85305 | [REDACTED] |
| Marta Carrero | 8865 W Maryland Av | 85305 | [REDACTED] |
| Alope Chavez | 8886 W. Maryland Ave | 85305 | [REDACTED] |
| Enjune Edwards | 8886 W. Maryland Ave | 85305 | [REDACTED] |
| Huber Sioda | 8887 W. Maryland | 85305 | [REDACTED] |
| Maria Sanchez | 8877 W Maryland | 85305 | [REDACTED] |
| Julia Chan | 8853 W. Maryland ^{AV} | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|--|----------|---|
| Nestor Quiñones | 7611 W. Stella Ave Glendale, AZ | 85303 | [REDACTED] |
| Ronald Lopez | 7779 W. STELLA AVE. GLENDALE | 85303 | [REDACTED] |
| FRANCIS MENDOZA | 7785 SIERRA VISTA DR #7 GLENDALE | 85303 | [REDACTED] |
| Leticia Mendez | 7796 W. Sierra Vista Dr #7 Glendale | 85303 | [REDACTED] |
| Ann Futton | 6198 N 77 th Dr | 85303 | [REDACTED] |
| Peter Vidans | 6601 N 77 th DR | 85303 | [REDACTED] |
| HUGO ENGINEN | 6705 N 77 th DR | 85303 | [REDACTED] |
| Ana Holm | 6718 N 77 th Dr | 85303 | [REDACTED] |
| Klementina Casarez | 6723 N. 77 th DR. | 85303 | [REDACTED] |
| Michael Hino | 6725 N. 77 th DR. | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|---------------------|----------|---|
| TERRY SEBA | 6211 N 79th Lane | 85303 | [REDACTED] |
| DAVID PANG | 6217 N 79th Lane | 85380 | [REDACTED] |
| PATRICIA GARCIA | 6220 N 77th Circle | 85303 | [REDACTED] |
| Sherry Miller | 6224 N 77th Circle | 85303 | [REDACTED] |
| HAROLD ELSTON | 7932 West Rose Lane | 85303 | [REDACTED] |
| NOE GASTI | 6428 N. 78th AVE | 85303 | [REDACTED] |
| Berenice Burciga | 6427 N. 78th Ave | 85303 | [REDACTED] |
| Marty Glenna | 6432 N 77th Drive | 85303 | [REDACTED] |
| Imelda Castelo | 6444 N. 77th Ave | 85303 | [REDACTED] |
| Ana Molina | 6449 N 77th Dr. | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yuca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|-------------------------------|----------|---|
| Philip Dar | 5830 N 67th Ave | 85301 | [REDACTED] |
| Lisa Wargo | 6161 N. 79th Ln. Glendale, AZ | 85303 | [REDACTED] |
| George Nuer | 6222 N. 79th Ln Glendale, AZ | 85303 | [REDACTED] |
| Julie Jones | 6177 N 79th Ln AZ Glendale | 85303 | [REDACTED] |
| Mary Garcia | 6181 N. 79th Ln. Glendale | 85303 | [REDACTED] |
| Just Jack | 6214 N. 79th Ln Glendale | 85303 | [REDACTED] |
| Robert Singer | 6218 N. 79th Ln Glendale | 85303 | [REDACTED] |
| Evangelina Jinez | 6222 N. 79th Ln Glendale | 85303 | [REDACTED] |
| Steve Hudson | 6215 N. 79th Lane Glendale | 85303 | [REDACTED] |
| Jan Wiley | 6210 N. 79th Lane | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meeting) |
|-------------------|-----------------------------|----------|--|
| MARICE G.P. | 6219 N 79 th LN | 85303 | [REDACTED] |
| Susan Gordon | 6219 N 79 LN | 85303 | [REDACTED] |
| April M. Moore | 6227 N 79 th Cir | 85303 | [REDACTED] |
| Jane Wilbur | 6221 N 79 th Cir | 85303 | [REDACTED] |
| Jacqueline Smith | 7903 W Rose Ln | 85303 | [REDACTED] |
| Wendy | 7781 W. GRIFFIN AVE | 85303 | [REDACTED] |
| Ray J. Murphy | 7777 W. GRIFFIN AVE | 85303 | [REDACTED] |
| MJ Murphy | 1165 W. Griffith Ave | 85303 | [REDACTED] |
| Melissa Fernandez | 7779 W Skille Ave | 85303 | [REDACTED] |
| CHARLES SPAIN | 7783 W Skille Ave | 85303 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS |
|--------------------|----------------------|----------|--|
| Qale Stone | 917 W Marshall | 85305 | (will be redacted; will be used only to notify you of Planning and Council meetings) |
| Alain Delrahe | 9318 W. Missouri | 85305 | |
| RDZ | 9240 W. Missouri | 85305 | |
| Chateau Leo | 9118 W. Missouri | 85305 | |
| John S. Smith | 9239 W. Marshall Ave | 85305 | |
| Margaret Best | 9239 W. Marshall Ave | 85305 | |
| Lydia Scheiber | 9318 W Missouri | 85305 | |
| Martin Valdivia | 9318 W Missouri | 85305 | |
| Chris Q. [unclear] | 9404 W. Missouri | 85305 | |
| Walter [unclear] | 9404 W Missouri | 85305 | |

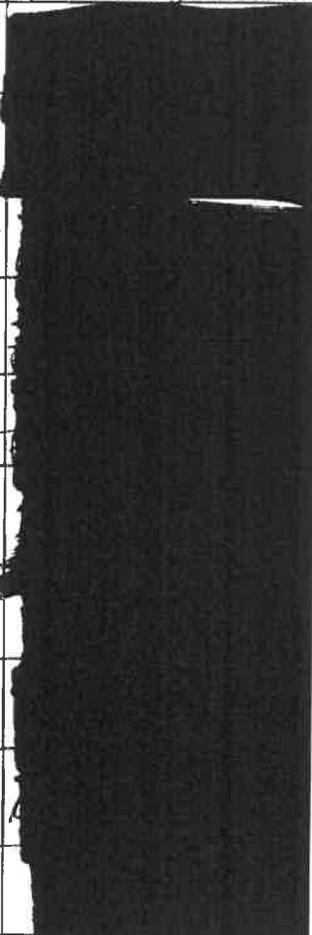
Members of the Glendale Planning and Zoning Commission and the Glendale City Council:

ong Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 reased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road je to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% . planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, le request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. ou sustain your previous approval for Stonehaven granted in April of 2016.

| | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used you of Planning and Council) |
|--------------------|-------------------------------|----------|--|
| Bob STRATTOR | 8627 W. CAVALIER DR GLENDALE | 85305 | |
| Rose Scheiffele | 8637 W. Cavalier Dr GL | 85305 | |
| Patrick Scheiffele | 8637 W. CAVALIER DR GL | 85305 | |
| Deb Strattm | 8627 W Cavalier Dr Glendale | 85305 | |
| Kara Ridgeway | 8617 W. Cavalier Dr. Glendale | 85305 | |
| Patrick Ridgeway | 8617 W Cavalier Dr. Glendale | 85305 | |
| Kent Ridgeway | 8617 W. Cavalier Dr Glendale | 85305 | |
| Marsha Thiele | 8602 W Cavalier Dr Glendale | 85305 | |
| Larry Thiele | 8602 W. Cavalier Dr. Glendale | 85305 | |
| John Tour | 8618 W. CAVALIER DR | 85305 | |

Members of the Glendale Planning and Zoning Commission and the Glendale City Council:

ong Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01
 reased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road
 je to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45%
 : planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district,
 le request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01.
 ou sustain your previous approval for Stonehaven granted in April of 2016.

| | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used you of Planning and Council) |
|------------------|---|----------|--|
| Deb Geiger | 8138 W. Orangewood, Glendale | 85303 |  |
| Jerry Geiger | 8138 W. Orangewood, Glendale | 85303 | |
| NORMAN SILVERNS | 8607 W. CAVALIER DR. GLENDALE AZ | 85305 | |
| J. SILVERNS | 8523 W MONTROSA DR GLENDALE, AZ | 85395 | |
| PHILIP STRACKMAN | 8523 W, MONTROSA DR GLENDALE, AZ | 85395 | |
| JERRY SMITH | 8502 W CAVALIER GLENDALE AZ | 85305 | |
| DEBBIE SMITH | 8502 W CAVALIER GLENDALE AZ | 85305 | |
| Louis M. Guido | 6219 W HIGHLAND AVE | 85033 | |
| Brian Becker | 8601 W Cavalier Dr | 85305 | |
| Jenni Becker | 8601 W Cavalier Dr | 85305 | |

to the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------|-------------------------------------|----------|---|
| JACIE JOHN | 9404 W MISSOURI AVE GLENDALE AZ | 85305 | [REDACTED] |
| JESH JOHN | 9404 W MISSOURI AVE GLENDALE AZ | 85305 | [REDACTED] |
| Tessa Davis | 9330 W. San Miguel Ave Glendale, AZ | 85305 | [REDACTED] |
| ADAM DAVIS | 9330 W. SAN MIGUEL AVE GLENDALE AZ | 85305 | [REDACTED] |
| Stephanie Torres | 9330 W. San Miguel Ave Glendale | 85305 | [REDACTED] |
| Ferrun Ordonez | 9416 W San Miguel Ave Glendale | 85301 | [REDACTED] |
| Rodolfo Gonzalez A. | 9425 W San Miguel Ave Glendale AZ | 85305 | [REDACTED] |
| Arnold Chavez | 9402 W. San Miguel Ave | 85305 | [REDACTED] |
| Eyoberto Quintana | 9344 W San Miguel Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.

Stonehaven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|--|----------|---|
| Murphy Youvella | 7846 W. Solano Dr. | 85303 | [REDACTED] |
| FERNANDO FIERRO | 7841 W Solano DR | 85303 | [REDACTED] |
| Lorena Fierro | 7841 W Solano Dr | 85303 | [REDACTED] |
| SARA FIERRO | 7841 W Solano Dr | 85303 | [REDACTED] |
| PASCILLA FIERRO | 7841 W Solano Dr | 85303 | [REDACTED] |
| SCOTT HADLEY | 5487 N 83 rd ave 7035 W RANCHO DR | 85303 | [REDACTED] |
| CLAUDIA HADLEY | 5487 N 82 nd ave " | 85303 | [REDACTED] |
| Juan Herrada | 7031 W Rancho Dr | 85303 | [REDACTED] |
| MAYRA GUTIERREZ | 7031 W Rancho Dr | 85303 | [REDACTED] |
| | | | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|---------------------------------|----------|---|
| Fryan Derr | 8944 W. Citrus Way | 85305 | [REDACTED] |
| Kyle Derr | 8944 W. Citrus Way | 85305 | [REDACTED] |
| Filberto Sanchez | 8947 W. Citrus Way | 85305 | [REDACTED] |
| Lilian A. Sanchez | 8947 W. Citrus Way | 85305 | [REDACTED] |
| Margaret Jussen | 8953 W. Citrus Way | 85305 | [REDACTED] |
| Marianne Mauer | 8953 W. Citrus Way | 85305 | [REDACTED] |
| Ephesian Green | 8948 W. Peck Dr 602-461-9961 | 25305 | [REDACTED] |
| Helens Green | 8948 W. Peck Dr 602-461-9962 | 85305 | [REDACTED] |
| Joyce Whnig | 9008 W. Rovey Ave | 85305 | [REDACTED] |
| | | | |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|-------------------------------|----------|---|
| Russell RACE | 6274 N. 89 th DR. | 85305 | [REDACTED] |
| CHRISTIE RACE | 6274 N. 89 th DR. | 85305 | [REDACTED] |
| Alfred D. | 6253 N. 89 th Dr. | 85305 | [REDACTED] |
| Jana Collins | 8983 W. Rock DR | 85305 | [REDACTED] |
| HONEY SANTIAGO | 8133 W. ROCK DR | 85305 | [REDACTED] |
| Luis Armenta | 6262 N. 89 th DR | 85305 | [REDACTED] |
| Dianna Bess | 8942 W. Rock Dr | 85305 | [REDACTED] |
| Daniel Harris | 6155 N. 89 th Ave. | 85305 | [REDACTED] |
| Alexia Mangione | 6153 N. 89 th Ave | 85305 | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|--------------------|--|----------|---|
| Pamela King | 6076 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Lina Alvarez | 6076 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Milena Lewis | 6076 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Sylvia Vasquez | 6079 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Jeff Baker | 6085 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Sharon Farhson | 6082 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| Suzette Fulkner | 6082 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| James Jeffrey News | 6076 N. 85 th Ave. Glendale, AZ | 85305 | [REDACTED] |
| | | | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pullte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|----------------------|----------|---|
| Genevieve Markov | 9228 W. MARSHALL | 8505 | [REDACTED] |
| Mariana Lopez | 9130 W. Marshall Ave | 85305 | [REDACTED] |
| Leon Batters | 9102 W. MARSHALL AVE | 85305 | [REDACTED] |
| JUAN AUDON | 9101 W. Marshall Ave | 85305 | [REDACTED] |
| Maria Iniguez | 9304 W. Marshall Ave | 85305 | [REDACTED] |
| Luis Iniguez | 9304 W. Marshall Ave | 85305 | [REDACTED] |
| Violeta Olivas | 9304 W. Marshall Ave | 85305 | [REDACTED] |
| Andres olivas | 9304 W. Marshall Ave | 85305 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------------|---|----------|---|
| Manuela Solima | 5124 N. 85th Ave | 85305 | [REDACTED] |
| Rafael Solima | 5124 N. 85th Ave | 85305 | [REDACTED] |
| David Simon | 5209 N 87 th Ave | 85305 | [REDACTED] |
| Katherine [REDACTED] | 8520 W. Residencia Ave | 65305 | [REDACTED] |
| Roger Chee | 5118 N. 85 th Ave, Glendale AZ | 85305 | [REDACTED] |
| Angie Chee | 5118 N. 85 th Dr, Glendale AZ | 85305 | [REDACTED] |
| Mechelle Solima | 8110 W. San Juan Ave., Glendale, AZ 85303 | | [REDACTED] |
| Ysidro Solima | 8110 W. San Juan Ave., Glendale, AZ 85303 | | |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------|------------------------------|----------|---|
| GLEN (Tom) TRAW | 6024 N. 83 rd Ave | 85303 | [REDACTED] |
| Katherine Ann Traw | 6024 N. 83 rd Ave | 85303 | [REDACTED] |
| Marshall Messer | 6612 N 89 th Ave | 85305 | [REDACTED] |
| Cecilia Bryan | 1892 W MELROSE | 85303 | [REDACTED] |
| Thomas/Hatleen Cook | 6034 W. Riley Ave | 85305 | [REDACTED] |
| Victoria Bell | 8577 W. Berridge Ln | 85305 | [REDACTED] |
| Dorinda Bell | 8577 W. Berridge Ln | 85305 | [REDACTED] |
| Thomas Biciolis | 6026 N 83 rd Ave | 85303 | [REDACTED] |
| | | | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-----------------|-----------------|----------|---|
| Rosario Samos | 8026 W Luke Ave | 85303 | [REDACTED] |
| Oscar Sainos | 8026 W Luke Ave | 85303 | [REDACTED] |
| Rommy Sainos | 8026 W Luke Ave | 85303 | [REDACTED] |
| Oscar Graham JR | 8026 W Luke Ave | 85303 | [REDACTED] |
| Angel Sandoval | 8026 W Luke Ave | 85303 | [REDACTED] |
| Shendell Samos | 8026 W Luke Ave | 85303 | [REDACTED] |
| Ricardo Ayala | 8026 W Luke Ave | 85303 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01 We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



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|--------------------|------------------------|----------|---|
| Simpson, Dunston R | 8116 W. Luke Ave | 85303 | [REDACTED] |
| Tepesh-Glassy | 8207 W SAN JUAN | 85303 | [REDACTED] |
| Javier S. Acosta | 9215 W San Juan Ave | 85303 | [REDACTED] |
| ANN ESTES | 8229 W, SAN JUAN AVE | 85303 | [REDACTED] |
| RAY PACHECO | 8231 WEST SAN JUAN | 85303 | [REDACTED] |
| VIVIAN PACHECO | 8231 WEST SAN JUAN | 85303 | [REDACTED] |
| Jonathan Logan | 8117 West San Juan Ave | 85303 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---|---|----------------|---|
| Rosa C Douglas Rosa C. Douglas Rapun Douglas Rapun Douglas | 6171 N. 89th Ave Glendale AZ 85305 6171 N. 89th Ave Glendale 85305 | 85305 85305 | [REDACTED] |
| Mary Ann S [Signature] | 6177 W 89th Ave | 85305 | [REDACTED] |
| [Signature] | 6183 N. 89 Ave | 85305 | [REDACTED] |
| Erica Haler [Signature] | 6189 W 89th Ave | 85305 | [REDACTED] |
| [Signature] | 6189 N 89th ave | | [REDACTED] |
| Juliana [Signature] | 6195 N. 89th Ave. | 85305 | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|-------------------|--------------------|----------|---|
| Nelbin Tvaraz | 8510 W Medlock Dr | 85305 | [REDACTED] |
| Claudia Martinez | 8570 W Medhock Pr | 85305 | [REDACTED] |
| Wilmar Vallecillo | 8570 W Medhock Dr. | 85305 | [REDACTED] |
| Adon Alfar | 8570 W Medhock Dr | 85305 | [REDACTED] |
| Marco A Quintana | 5210 W Medlock Dr | 85305 | [REDACTED] |
| January Walker | 8587 W Medlock Dr. | 85305 | [REDACTED] |
| George Hill | 8587 W Medlock Dr. | 85305 | [REDACTED] |
| | | | [REDACTED] |
| | | | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



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|---------------------|-----------------------------|----------|--|
| Jeneshia Washington | 5413 N. 80 th Ln | 85303 | [REDACTED] |
| Jim Lamm | 7952 W Vermont Ave | 85303 | [REDACTED] |
| Lee Spatt | 7943 W Vermont Ave | 85303 | [REDACTED] |
| Cynthia Humph | 7936 W. Vermont DR | 85303 | [REDACTED] |
| Roxanne Dady | 7943 W Vermont Ave | 85303 | [REDACTED] |
| Heeran Phelan | 7936 W Vermont Ave | 85303 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------------------|------------------------------|----------|---|
| NORMA ALVAREZ | 6620 N 72 Lane | 85303 | [REDACTED] |
| Teresa Grey | 8132 N. 56 th Ave | 85302 | [REDACTED] |
| James Buchanan | 8213 N. 51st Dr | 85302 | [REDACTED] |
| Maria Pontic | 5509 N 75th Dr | 85303 | [REDACTED] |
| MAIR Benuska | 6619 N 85th Ave | 85305 | [REDACTED] |
| Miss [REDACTED] Schreiber | 8809 W. Stella Ave | 85305 | [REDACTED] |
| | | | |
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Members of the Glendale Planning and Zoning Commission and the Glendale City Council

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 ou sustain your previous approval for Stonehaven granted in April of 2016.

| | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted for use you of Planning and Council) |
|---------------|----------------------|----------|--|
| Jim Williams | 8601 W Cavalier Dr. | 85305 | [REDACTED] |
| JOHN KING | 8528 W Cavalier | 85305 | [REDACTED] |
| JANA KING | 8528 W Cavalier | 85305 | [REDACTED] |
| SANDRA HARRIS | 8517 W CAVALIER DR | 85305 | [REDACTED] |
| Anita Norgren | 8608 W. Cavalier Dr. | 85305 | [REDACTED] |
| BILL NORGREN | 8608 W, CAVALIER DR | 85305 | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of the Yucca district. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted, will be used only to notify you of Planning and Council meetings) |
|---------------|-------------------|----------|---|
| Suzanne Petty | 8986 W Citrus Way | 85305 | [REDACTED] |
| Don Barnes | 8967 W Stella Ave | 85305 | [REDACTED] |
| Mary Bonds | 8952 W Stella Ave | 85305 | [REDACTED] |
| [Signature] | 8952 W Stella Ave | 85305 | [REDACTED] |
| Michael Moran | 8950 W Citrus Way | 85305 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------|-----------------------------|----------|---|
| Cecilia Castiblanco | 5011 N 75 th Ave | 85305 | [REDACTED] |
| Jerry Simpson | 5035 N 85 th Ave | 85305 | [REDACTED] |
| Ziggy [Signature] | 8387 W. Yucca Ave | 85305 | [REDACTED] |
| [Signature] | 8304 W. Yucca Ave | 85305 | [REDACTED] |
| [Signature] | 8355 W. Denton Ln. | 85305 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:



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| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|------------------|--------------------------------|----------|---|
| KAREN WOODLEY | 6751 N. 73 RD DR | 85303 | [REDACTED] |
| [REDACTED] | [REDACTED] | 85303 | [REDACTED] |
| CARLOS SOTO | 8354 W. MARYLAND AVE | 85305 | [REDACTED] |
| L. ERVIE JACKSON | 8359 W. Maryland Ave | 85305 | [REDACTED] |
| Bonnie Irvine | 9302 W. Missouri Ave, Glendale | 85305 | [REDACTED] |
| | | | [REDACTED] |

To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted; will be used only to notify you of Planning and Zoning Commission meetings)</small> |
|------------------|-------------------------------|----------|--|
| George MARTIN | 8586 W. WINDSOR BLVD Glendale | 85305 | [REDACTED] |
| JESSICA FERRUSCA | 8586 W WINDSOR BLVD | 85305 | [REDACTED] |
| Nick Maffitt | 8586 W Windsor BLVD | 85305 | [REDACTED] |
| FRANK MARTIN | 8586 W WINDSOR BLVD | 85305 | [REDACTED] |
| ESTHER MARTIN | 8586 W WINDSOR BLVD | 85305 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

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Stone Haven

| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|---------------------------------|-----------------------------|----------|---|
| Paul Waters PAUL WATERS | 8055 W OREGON AV / GLENDALE | 85303 | [REDACTED] |
| Carol J. Waters CAROL WATERS | 8055 W OREGON AV | 85303 | [REDACTED] |
| Ralph Watkins | 6217 W 79 th DR | 85303 | [REDACTED] |
| Michelle Watkins | 6217 W 79 th DR | 85303 | [REDACTED] |
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To the members of the Glendale Planning and Zoning Commission and the Glendale City Council:

The John F. Long Trust and Pulte Homes, Inc. are seeking a General Plan Amendment, GPA 17-01 and Zoning Amendment, Zon 17-01 requesting increased density for the proposed Stonehaven residential development located between Bethany Home Road and Camelback Road and 83rd Avenue to 91st Avenue. The applicants are requesting an increase in the number of homes from 1,100 to 1,406 homes with 45% of the lot sizes planned to be either 3,000 SF, or a combination of 4,000 SF and 4,500 SF. We, the undersigned residents of the Yucca district, City of Glendale request that the Glendale Planning Commission and the Glendale City Council deny approval of GPA 17-01 and Zon 17-01. We ask that you sustain your previous approval for Stonehaven granted in April of 2016.



| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS <small>(will be redacted, will be used only to notify you of Planning and Council meetings)</small> |
|-------------------|------------------|----------|--|
| Lynne Lopez | 8554 W Denton Ln | 85205 | [REDACTED] |
| John Alvar | 8554 W Denton Ln | 85205 | [REDACTED] |
| Lindsay Blackwood | 8554 W Denton Ln | 85205 | [REDACTED] |
| Kassiana Gonzalez | 8554 W Denton Ln | 85205 | [REDACTED] |
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|-------------------|---------------------------------------|----------|---|
| Martha N. French | 7939 W Colter St. ^{Glendale} | 85303 | [REDACTED] |
| Martha N. French | 7939 W. Colter St ^{Glendale} | 85303 | [REDACTED] |
| Richard B. French | 7935 W Colter St ^{Glendale} | 85303 | [REDACTED] |
| Darlene Montes | 8004 W. COLTER GLENDALE AZ | 85303 | [REDACTED] |
| PATRICIA THOMAS | | | |
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|---------------|----------------------|----------|---|
| Ken Cover | 8541 W. Missouri Ave | 85305 | [REDACTED] |
| Kiefer Cover | 8541 W. Missouri Ave | 85305 | [REDACTED] |
| Destiny Woody | 8541 W. Missouri Ave | 85305 | [REDACTED] |
| Lourdes Muñoz | 8329 W. Berridge Ln | 85305 | [REDACTED] |
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|----------------|------------------------------|----------|---|
| Henry Hovey | 6130 N. 90 th Dr. | 85305 | [REDACTED] |
| Lois Glad | 8501 W. Georgia Ave | 85303 | 10159 ladj@ymail.com |
| Brenda Bortals | 7607 W. Claremont St. | 85303 | [REDACTED] |
| Alan McCarr | 8383 W Oregon Ave | 85305 | [REDACTED] |
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|-------------|--------------------|----------|---|
| Stoke Hertz | 9437 W. San Miguel | 85305 | [REDACTED] |
| Joyce Craft | 9437 W. San Miguel | 85305 | [REDACTED] |
| R. L. Craft | 9437 W. San Miguel | 85305 | [REDACTED] |
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|----------------|-------------------|----------|---|
| Douglas Wright | 8575 W. Colter St | 85305 | [REDACTED] |
| Sosh Cook | 8533 W. Colter St | 85305 | [REDACTED] |
| Angelica Anika | 8533 W. Colter St | 85305 | [REDACTED] |
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|------------------|--|----------|---|
| Giovanni Sotelo | 5237 N 106 th Ave, Glendale, AZ | 85307 | [REDACTED] |
| Caroline Tillman | 8376 W. Missouri Ave Glendale AZ | 85305 | [REDACTED] |
| Robert Tillman | 8376 W. Missouri Ave Glendale AZ | 85305 | [REDACTED] |
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|-------------------|-------------------------------|----------|---|
| Emely Lopez | 5304 N. 94th Ln, Glendale, AZ | 85305 | [REDACTED] |
| Veronica Casillas | 6615 N 89th Av. Glendale, AZ | 85305 | [REDACTED] |
| Isa. Lopez | 5304 N 94 LN Glendale | 85305 | [REDACTED] |
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|------------------------|----------------------|------------|---|
| [Redacted] | [Redacted] | [Redacted] | [Redacted] |
| Doris Jenny & Helen | 2835W Rancho Dr | 85303 | [Redacted] |
| Karen Aborne | 7318 W. Griffith Ln. | 85303 | [Redacted] |
| Sue Komer Nucky | 6901 W Windsor Blvd | 85303 | [Redacted] |
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|----------------|------------------------|----------|---|
| MARIO REDONDO | 8744 W SIERRA VISTA DR | 85305 | [REDACTED] |
| MATT LINCOLN | 8748 W SIERRA VISTA DR | 85305 | [REDACTED] |
| Brianna Moreno | 8929 W. Peck Dr. | 85305 | [REDACTED] |
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| Patricia Wulfelt | 8458 N. Berridge Lane | 85305 | [REDACTED] |
| Linda Benjamin | 7929 W Knoll St | 85333 | [REDACTED] |
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|----------------------|------------------------------|--------------|---|
| <i>Neal A Brown</i> | <i>8980 W. Camelback Way</i> | <i>85305</i> | [REDACTED] |
| <i>Bethany Brown</i> | <i>8980 W Camelback Way</i> | <i>85305</i> | [REDACTED] |
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|-----------------|-----------------------------------|----------|---|
| Curtiss Scholer | 7989 W Stella Ave Glendale, AZ | 85303 | [REDACTED] |
| TERRA SCHULER | 7989 W. Stella Ave Glendale AZ | 85303 | [REDACTED] |
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|-------------------|------------------|----------|---|
| Daniel A Peoples | 8018 W. Luke Ave | 85303 | [REDACTED] |
| Walter C. Peoples | 8018 W LUKE AVE | 85303 | [REDACTED] |
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|--------------|----------------------------|----------|--|
| Alan Gaugert | 10035 W Turley Ave Phoenix | 85037 | [REDACTED] |
| John Wilson | 6114 W. Avalon Dr. Phx | 85033 | [REDACTED] |
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|---------------|------------------------------|----------|--|
| Alec N. Lantz | 3151 N. 85 TH AVE | 85305 | [REDACTED] |
| Anita Kelson | 541 N 85 TH AVE | 85305 | [REDACTED] |
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|----------------|--------------------|----------|--|
| Norman Harris | 7239 N. 79th Ln. | 85303 | [REDACTED] |
| John Schreiber | 8979 W. Stella Ave | 85305 | [REDACTED] |
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|------------------------|--------------------------------------|--------------|--|
| <i>Stephanie Matha</i> | <i>5633 N 71 Ave Glendale</i> | <i>85303</i> | [REDACTED] |
| <i>Margaret Cramer</i> | <i>6909 W. Pasadena Ave Glendale</i> | <i>85303</i> | [REDACTED] |
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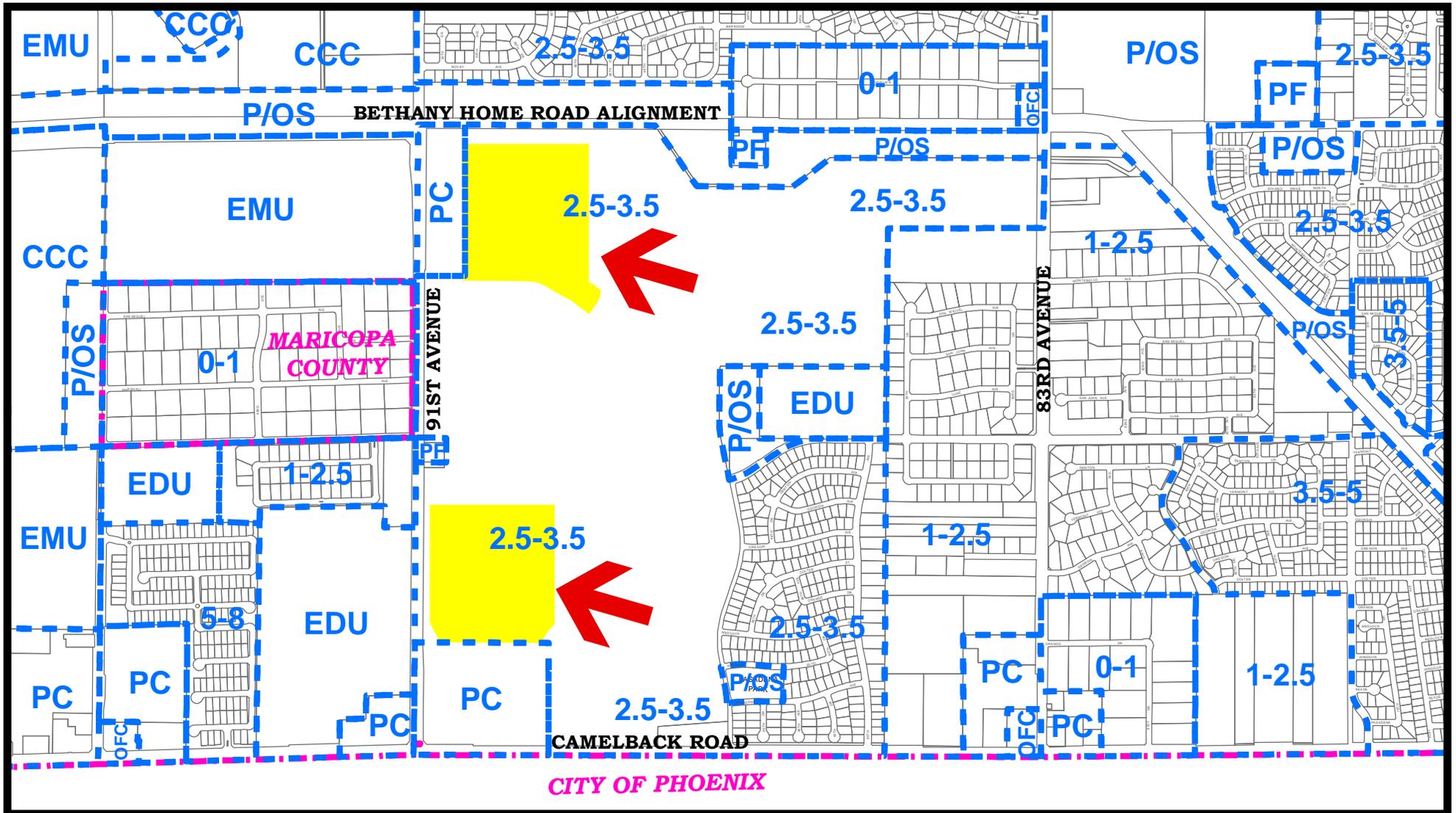
| NAME | STREET ADDRESS | ZIP CODE | EMAIL ADDRESS (will be redacted; will be used only to notify you of Planning and Council meetings) |
|----------------|-------------------------|----------|---|
| Jessica Zgonca | 5107 N 81st Dr Glendale | 85303 | [REDACTED] |
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|------------|----------------------------|----------|---|
| Julia Dean | 5532 N. 84th Lane Glendale | 85305 | |
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CASE NUMBER

GPA17-01

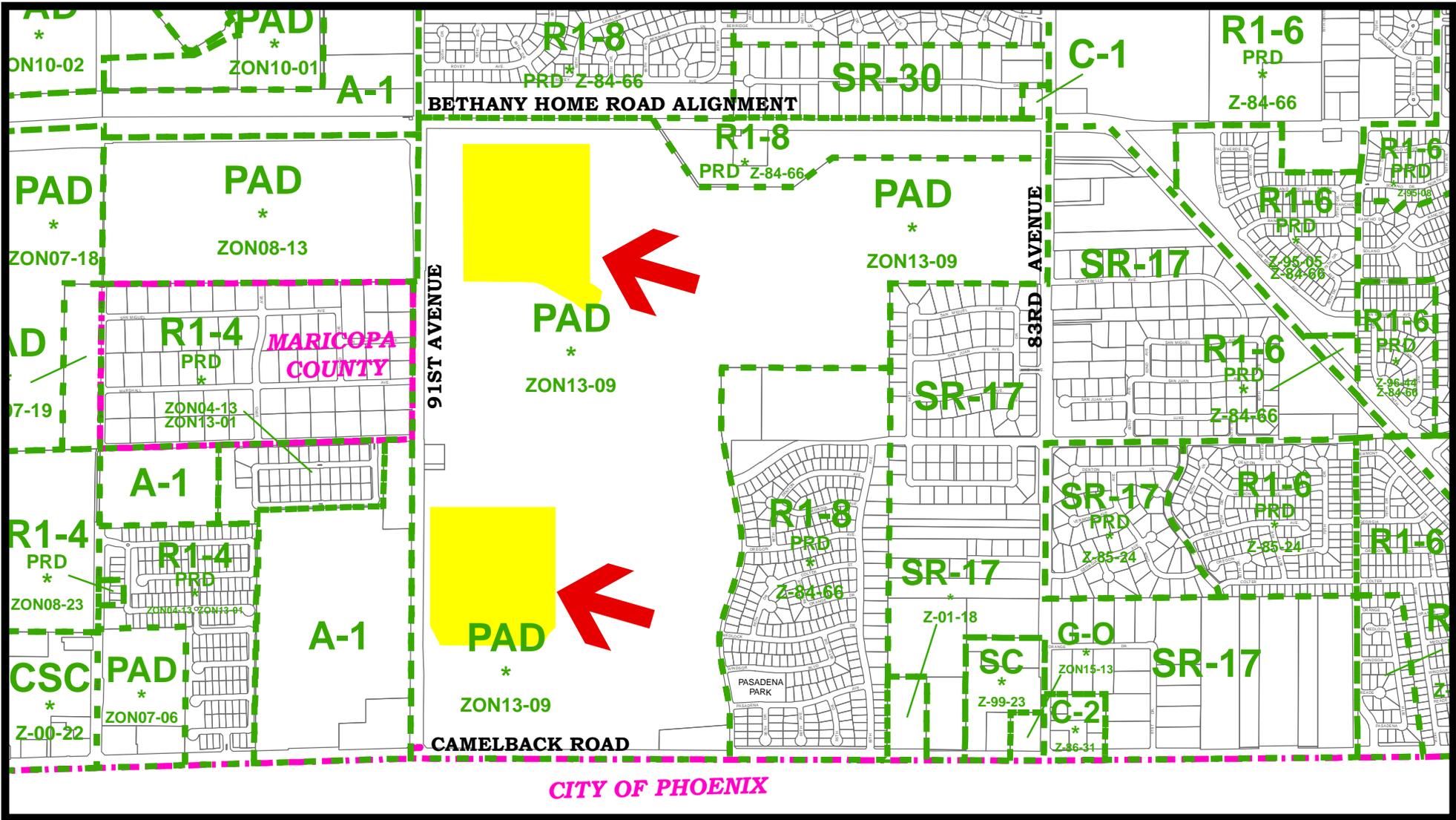


REQUEST

AMEND APPROXIMATELY 65 ACRES OF THE GENERAL PLAN FROM MDR (MEDIUM DENSITY RESIDENTIAL, 2.5-3.5 DU/AC) TO MHDR (MEDIUM-HIGH DENSITY RESIDENTIAL, 5-8 DU/AC).

LOCATION

9050 W. CAMELBACK ROAD



CASE NUMBER

ZON17-01

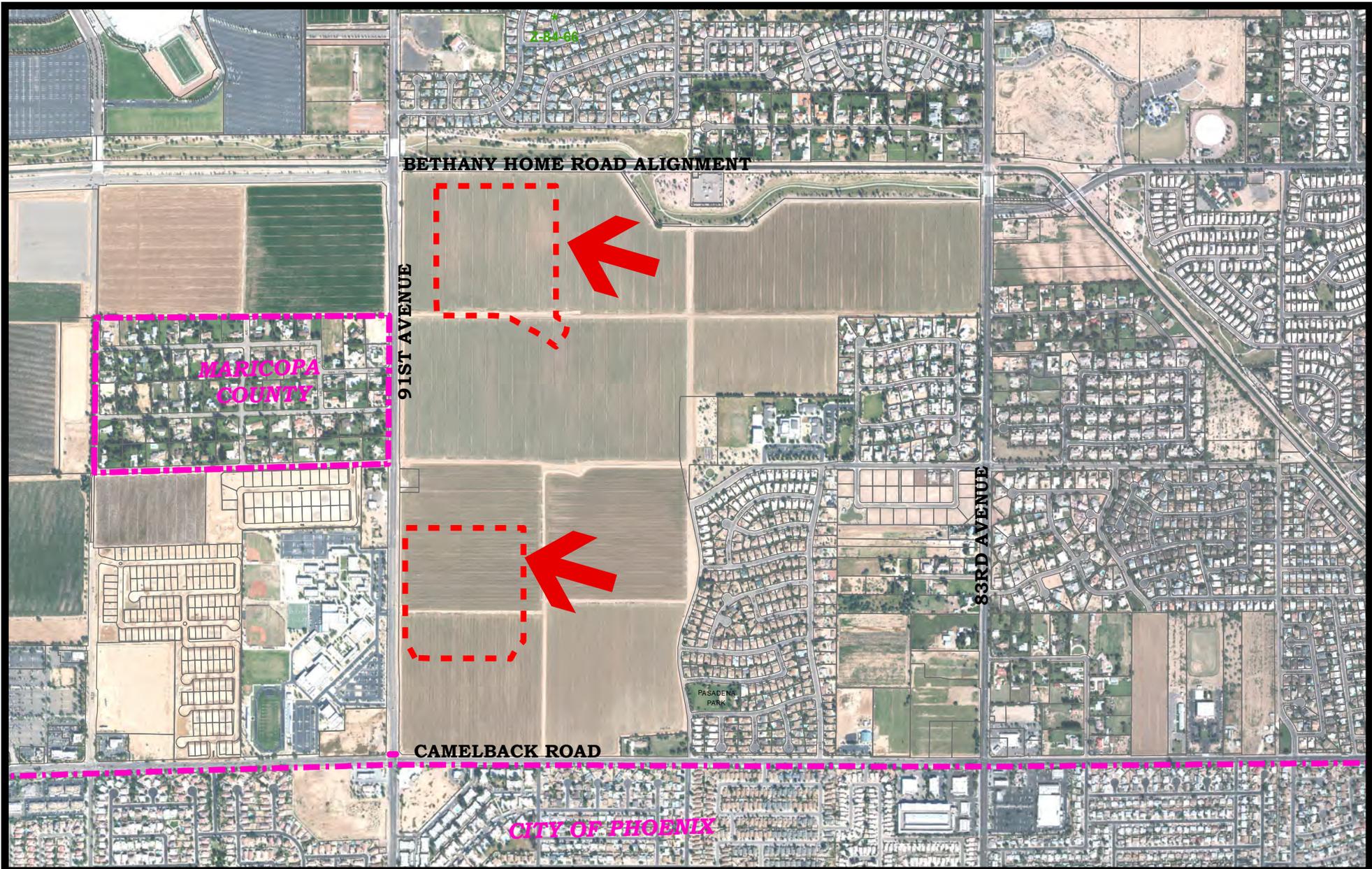


REQUEST

AMEND THE PAD TO ALLOW 4,000 SQUARE FOOT LOTS.

LOCATION

9050 W. CAMELBACK ROAD



Aerial Date: October 2014



CASE NUMBER

GPA17-01

ZON17-01

