

The Trails at Tortosa

Citizen Participation Report

City of Maricopa, Case: Preliminary Plat SUB 16-08

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Project Narrative

The Trails at Tortosa

The Trails at Tortosa (“Project”) is located in the City of Maricopa, Arizona, at the NW intersection of Murphy Rd and Honeycutt Boulevard. The current preliminary plat submittal outlines the design of this single-family residential community, which includes 287 acres and the development of 1,052 lots within 12 parcels. The lot sizes will include the following:

60' x 120' – 278 lots

50' x 120' – 261 lots

45' x 120' – 287 lots

55' x 120' – 226 lots

The community will be constructed in four phases. It is expected that phase 1A will be constructed first and the others, 1B, 2 and 3, will follow chronologically as the Project is sold to builders and final plat and final engineering plans for each phase are approved by the City of Maricopa.

The Trails at Tortosa will have its own Homeowners Association to maintain many of the amenities that will be offered. Although tentative at this time, the below features/amenities are anticipated:

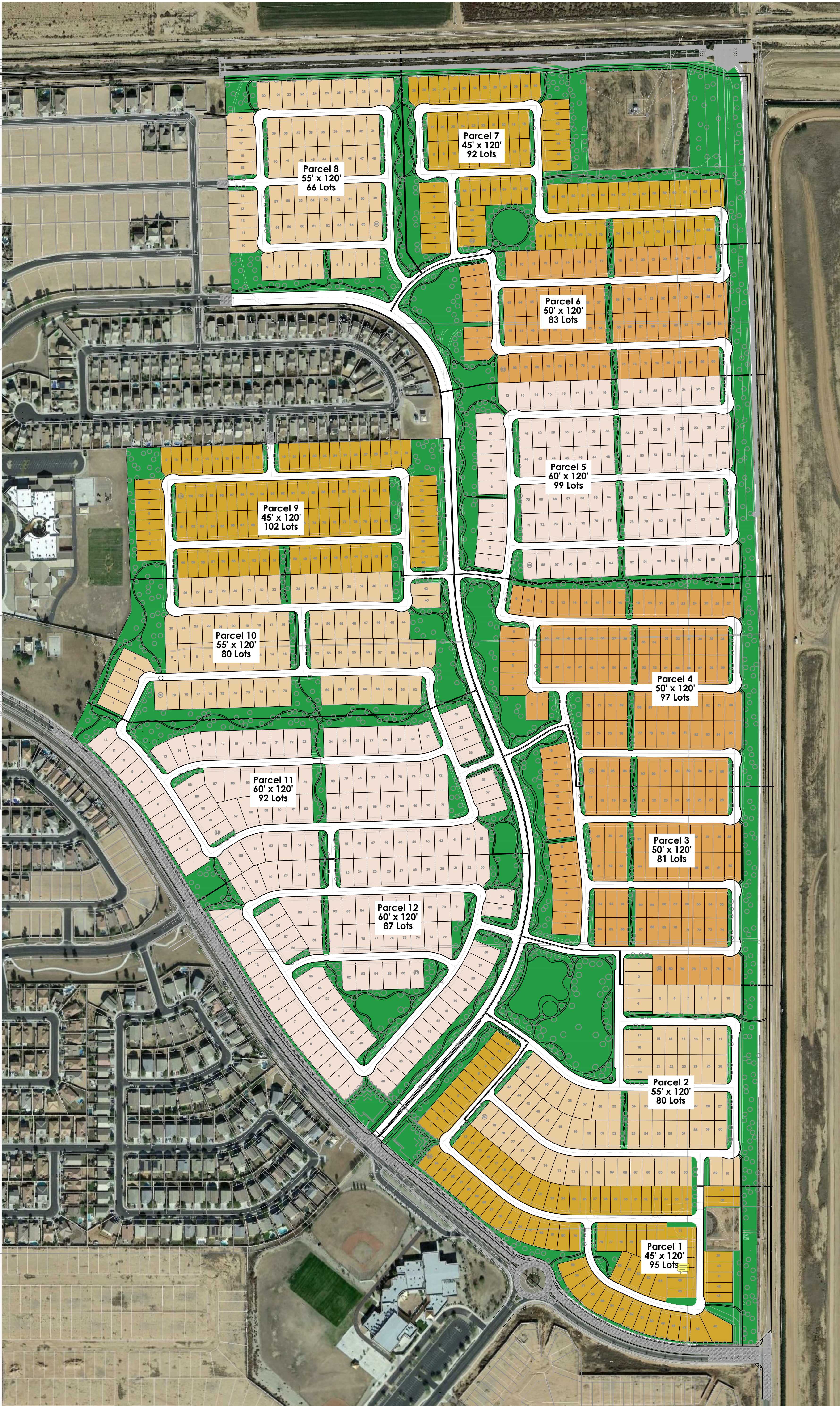
- 1) Enhanced project announcement and entry feature at the intersection of Honeycutt Road and the Costa Del Sol Boulevard.
- 2) Dedicated space for a reclaimed irrigation water feature in the interior of the Project.
- 3) Enhanced paving treatment and landscape median at the entrance of Costa Del Sol Boulevard.
- 4) A pedestrian loop trail and neighborhood trail system that will connect the open space and community spaces within and around the overall Tortosa community.

Currently, the third phase of this Project is located in a FEMA designated flood zone. In an effort to remove this designation, a Conditional Letter of Map Revision (“CLOMR”) will be submitted to FEMA, which includes drainage improvements to the existing channel. These improvements will eliminate a flooding event and hopefully result in a new designation out of the flood zone.

The water, wastewater, and reclaimed water services will be provided by Global Water. Public sewer, water and reclaimed water infrastructure currently exists adjacent to the Property with adequate capacity to serve The Trails at Tortosa community.

The Trails at Tortosa is a carefully planned community, which will offer many amenities to attract builders and retail buyers. The market in the City of Maricopa is expected to accelerate in the next several years and The Trails at Tortosa will be an appealing choice.





The Trails at Tortosa

0' 200' 400'
December 21, 2016

G R E E Y | P I C K E T T
landscape architecture | community design
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Greedy | Pickett Professional Corp.
DESIGNED BY: JOHN CHRISTENSEN/ARCHITECTURE PARTS



PROPERTY QWNER NOTIFICATION: 300 FEET MAILING LIST

Letter mailed 12/22/16

PROPERTY OWNER NAME	PARCEL #	PHYSICAL ADDRESS	TAX BILLING ADDRESS
19061 N SAN PABLO LLC C/O RANDY D PAULSEN	502-53-1700	19061 N SAN PABLO ST MARICOPA, AZ 85138	16428 E KINGSTREE BLVD FOUNTAIN HILLS, AZ 85268
2015-3 IH2 BORROWER LP, C/O INVITATION HOMES-TAX DEPT	502-53-0230	35676 W COSTA BLANCA DR MARICOPA, AZ 85138	1717 MAIN ST STE 2000 DALLAS, TX 75201
2015-3 IH2 BORROWER LP, C/O INVITATION HOMES-TAX DEPT	502-53-0690	35920 W VELAZQUEZ DR MARICOPA, AZ 85138	1717 MAIN ST STE 2000 DALLAS, TX 75201
ABEL BECERRA, JOSE R & MARIA C BECERRA	502-53-0760	35816 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
ADAM SPECK	502-52-7020	35896 W MADRID AVE MARICOPA, AZ 85138	SAME
ADRIENNE HUMPHREYS	502-53-0360	35645 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
AHP V LLC	502-53-1380	35906 W MERCED ST MARICOPA, AZ 85138	11811 N TATUM BLVD STE 1051, PHOENIX, AZ 85028
ALC MODEL HOME ALLIANCE LLC	502-52-7840	35916 W CATALONIA DR MARICOPA, AZ 85138	11811 N TATUM BLVD STE 1060, PHOENIX, AZ 85028
ALPTORTOSA LLC	502-52-7010	35916 W MADRID AVE MARICOPA, AZ 85138	4455 E CAMELBACK RD #C-240, PHOENIX, AZ 85018
AMANDA L JACKSON	502-53-0600	35981 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
AMANDA MESSICK	502-52-7520	35915 W MADRID AVE MARICOPA, AZ 85138	SAME
AMERICAN RESIDENTIAL LEASING CO LLC C/O AMERICAN HOMES 4 RENT	502-53-0340	35582 W COSTA BLANCA DR MARICOPA, AZ 85138	PO BOX 95997 LAS VEGAS, NV 89193
AMH 2014-1 BORROWER LLC	502-53-0820	35724 W VELAZQUEZ DR MARICOPA, AZ 85138	30601 AGOURA RD STE 200, AGOURA HILLS, CA 91301
ANDEW TOLEDO	502-53-0380	35655 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
ANITA R BARRAZA	502-53-1050	35859 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
ARIZONA RESIDENTAL FUND LLC	502-53-0100	35886 W COSTA BLANCA DR MARICOPA, AZ 85138	2212 E WILLIAMS FIELD RD STE 220, GILBERT, AZ 8529
AUNDRE & JENNIFER BELL	502-53-0830	35710 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
AXEL OLIVO	502-53-0910	35649 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
BARBARA LENCSE	502-53-0680	35936 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
BARBARA TAYLOR, TYRONE TOLBERT	502-53-2310	35773 W MARIN AVE MARICOPA, AZ 85138	25321 FOREST OAK CT LEESBURG, FL 34748
BILLY G HICKMAN, LISA HICKMAN	502-53-1190	36055 W VELAZQUEZ DR MARICOPA, AZ 85138	10707 CASA BLANCA DR GOODYEAR, AZ 85338
BLANCA BELTRAN	502-53-1400	35864 W MERCED ST MARICOPA, AZ 85138	SAME
BUDDY R II & SUSAN EARLE	502-53-0670	35950 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
BURYL D & TRUDA COX	502-53-0930	35677 W VELAZQUEZ DR MARICOPA, AZ 85138	41801 W CHEYENNE DR MARICOPA, AZ 85138
BYRON F WENNING	502-53-0410	35683 W COSTA BLANCA DR MARICOPA, AZ 85138	11404 ALASKA ST S TACOMA, WA 98444
CADILLAC PROPERTIES LLC	502-53-0780	35786 W VELAZQUEZ DR MARICOPA, AZ 85138	1703 DEMERS AVE GRAND FORKS, ND 58201
CARL R & VIRGINIA DAVIDSON	502-52-1740	19431 N SAN PABLO ST MARICOPA, AZ 85138	5 ABBEY RIDGE DR WASHINGTON, MO 63090
CAROL WEST	502-53-1660	35812 W MARIN AVE MARICOPA, AZ 85138	SAME
CARYL J CONNER	502-53-0920	35663 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
CASSANDRA WELLS	502-53-2140	35864 W CATLAN ST MARICOPA, AZ 85138	SAME
CAVANAUGH CLACK	502-52-1650	35971 W PRADO ST MARICOPA, AZ 85138	SAME
CHARLES & ELVERA BAKLEY	502-53-1670	35794 W MARIN AVE MARICOPA, AZ 85138	SAME
CHARLIE GINN JR	502-53-0900	35635 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
CHERYL G JEFFRIES, BENJAMIN L JEFFRIES	502-53-0950	35705 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
CHRISTINA GONZALES	502-53-0090	35902 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
CHRISTINE HOLLOWAY	502-53-1720	19035 N SAN PABLO ST MARICOPA, AZ 85138	SAME
CHRISTOPHER & GINGER MARSHALL	502-52-1750	19443 N SAN PABLO ST MARICOPA, AZ 85138	SAME
CLIFTON JACK & MARY ANN HIPPLE	502-53-0300	35616 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
CONSTANCE LIVINGSTON, RICHARD WRAGE	502-53-0460	35771 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
CROWN ATLANTIC COMPANY LLC	502-03-006C	20386 N MURPHY RD MARICOPA, AZ 85138	4017 WASHINTON RD MC MURRAY, PA 15317
CURT ANDERSON	502-53-1180	36043 W VELAZQUEZ DR MARICOPA, AZ 85138	1549 N SIANO LOOP FLORENCE, OR 97439
CURTIS MAIN	502-53-0440	35735 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
CYNTHIA SANCHEZ	502-52-1790	19489 N SAN PABLO ST MARICOPA, AZ 85138	SAME
DALE M & BEVERLY A SHINEVER	502-53-0740	35846 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
DALLIN OWEN & ELSIE L MASON	502-53-0120	35840 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME

DAN & IONE SMOOLE	502-53-0400	35669 W COSTA BLANCA DR MARICOPA, AZ 85138	BOX 10 SANGUDO, AB T0E 2A0
DANIEL & DONNA L MCCREA	502-35-0700	35906 W VELAZQUEZ DR MARICOPA, AZ 85138	PO BOX 836 BRIGHAM CITY, UT 84302
DAPHINE ROBERTS	502-53-0280	35634 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
DAVID & KIMBERLY ELLIOT	502-52-2080	36107 W OLIVO ST MARICOPA, AZ 85138	SAME
DAVID A REXFORD	502-53-0190	35736 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
DAVID CHRZANOWSKI	502-53-0880	35607 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
DAVID J & ALICIA GREENWOOD	502-53-1310	19994 N FLAMENCO ST MARICOPA, AZ 85138	SAME
DRUZELLA S DAVEY	502-53-0480	35799 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
DUANE JOLLIFFE, CHERYL JOLLIFFE	502-53-0840	35694 W VELAZQUEZ DR MARICOPA, AZ 85138	12630 SE 161ST ST RENTON, WA 98058
EARL A & MONICA A MARKWED	502-53-1020	35817 W VELAZQUEZ DR MARICOPA, AZ 85138	7004 W 22ND ST SIOUX FALLS, SD 57106
EDWIN C & JULIE A LORAYES	502-53-0320	35598 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
ELIZABETH A CECINI, ANITA J & ANITA L CECINI	502-53-1470	35809 W CATALAN ST MARICOPA, AZ 85138	SAME
EMPIRE RESIDENTAIL OPPORTUNITY FUND V LLC	502-53-0130	35826 W COSTA BLANCA DR MARICOPA, AZ 85138	6617 N SCOTTSDALE RD STE 101, SCOTTSDALE, AZ 85
ERIC ACOSTA	502-53-0980	35747 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
EVANS P PIGON, JENNIFER L PIGON	502-53-0260	35648 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
FRANK & VIRGINIA BARKER	502-53-1690	19075 N SAN PABLO ST MARICOPA, AZ 85138	2065 W 1000 N VERNAL, UT 84078
GAIL GUTIERREZ, MISTY GUTIERREZ	502-53-1450	19159 N SAN PABLO ST MARICOPA, AZ 85138	SAME
GEORGE W BERMUDEZ	502-53-0970	35733 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
GERARD E & JUDITH A LA BRECQUE	502-53-2130	35885 W MERCED ST MARICOP, AZ 85138	SAME
GILA RIVER INDIAN COMMUNITY	N/A	186 SOUTH SKILL CENTER RD SACATON, AZ 85147	PO BOX G SACATON, AZ 85147
GILDA T PICCADACI, LOUIS P PICCADACI	502-53-1440	19173 N SAN PABLO ST MARICOPA, AZ 85138	SAME
GLORIA D HERNANDEZ	502-53-0140	35812 W COSTA BLANCA DR MARICOPA, AZ 85138	59122 BRANDYWINE ST NEW HAVEN, MI 48048
GRANGER L BERTRAND, GARY B HELLER	502-53-0510	35845 W COSTA BLANCA DR MARICOPA, AZ 85138	PO BOX 1209 ELKFORD, BC V0B 1H0
HAIM URI RABINOWITZ	502-53-1170	36029 W VELAZQUEZ DR MARICOPA, AZ 85138	PO BOX 5862 JERUSALEM, 91580
HOFFCO ENTERPRISES LLC	502-53-0110	35870 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
HOLLY KELLOGG	502-53-0240	35660 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JAMES & REBECCA HOLBERT	502-53-0370	35649 W COSTA BLANCA DR MARICOPA, AZ 85138	8084 E WLANUT RDG NEW CARLISLE, IN 46552
JAMES REYNOLDS	502-53-0630	36012 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JAMIE BARNETT	502-53-0710	35890 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JAMIE JR GUERRERO, DANIEL GUERRERO CARLO	502-52-1780	19477 N SAN PABLO ST MARICOPA, AZ 85138	SAME
JANINE F DELAY REV TRUST	502-53-0570	35935 W COSTA BLANCA DR MARICOPA, AZ 85138	5675 RIVERVIEW RD RIVERTON, WY 82501
JEREMY M BERNARD	502-53-1110	35945 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JEROME LAMONT PEARSON, IVETTE CLAUDIA	502-53-0450	35759 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JIMMIE D & SANDRA L HAVENER	502-53-0960	35719 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JOE MILLER, ANIKA MILLER	502-53-1120	35959 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JOE SANTA CRUZ	502-53-0580	35951 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JOHANNES L & MCKENNA L KOR	502-53-1060	35873 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JOHN & STEPHANIE	502-53-0220	35690 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JOHN JAMES PRASTIO	502-53-0990	35761 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JOHN WILLIAM FULKS	502-53-0520	35859 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JONATHAN R JENSEN	502-53-0390	35661 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JOSE F VALLE	502-53-0420	35697 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
JOSEPH G REMPP	502-53-0250	35656 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JOSEPH STANFIELD	502-53-0160	35782 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
JOSHUA A LOGAN, MELISSA D BAILEY	502-53-1460	19145 N SAN PABLO ST MARICOPA, AZ 85138	SAME
JUAN D VALE	502-53-1140	35987 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JUAN HERNANDEZ, MARCIA HILL-HERNANDEZ	502-52-1820	19525 N SAN PABLO ST MARICOPA, AZ 85138	SAME
JUAN MANUEL GALVEZ PLASCENSIA	502-53-0730	35860 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
JUDITH A HAYES	502-53-0430	35711 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
LARRY P & GLORIA HAYS	502-53-1390	35884 W MERCED ST MARICOPA, AZ 85138	SAME
LAXMAN & DURGA D BHANDARI	502-53-1070	35889 W VELAZQUEZ DR MARICOPA, AZ 85138	601 S SILVERBUSH DR CHANDLER, AZ 85226

LESLIE A & GRADY L WEST	502-53-1150	36001 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
LINDA Y SMITH	502-52-1830	19537 N SAN PABLO ST MARICOPA, AZ 85138	SAME
LIVIO PORCELLI	502-53-0590	35965 W COSTA BLANCA DR MARICOPA, AZ 85138	281 WATERLOO AVE NORTH YORK, OH M3H 3Z6
LIVIO PORCELLI, RONY GEADAH	502-53-0490	35815 W COSTA BLANCA DR MARICOPA, AZ 85138	281 WATERLOO AVE NORTH YORK, ON M3H 3Z6
LOUIS KELLEY, LISA WALSH	502-53-0180	35750 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
MAGDALENA POLEWKA	502-53-0750	35830 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
MARICOPA DEVELOPMENT LLC	502-56-6740	18742 N LOS GABRIELES WAY MARICOPA, AZ 85138	1985 CEDAR BRIDGE AVE STE 1 LAKEWOOD, NJ 08701
MARICOPA UNIFIED SCHOOL DIST 20	502-51-0050	19845 N COSTA DEL SOL BLVD MARICOPA, AZ 85138	45012 W HONEYCUTT AVE MARICOPA, AZ 85139
MARYLYN S COTTLE	502-53-0560	35919 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
MATT COX	502-53-0500	35829 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
MATTHEW J FIERRO	502-53-1010	35803 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
MCKAY & KAMEO MONSON	502-53-0940	35691 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
MICHAEL A & MARGARET S PERRAULT	502-53-0890	35621 W VELAZQUEZ DR MARICOPA, AZ 85138	33 BEECHWOOD AVE PEMBROKE, MA 02359
MICHAEL ANDINO	502-53-1160	36015 W VELAZQUEZ DR MARICOPA, AZ 85138	36015 W VELAZQUEZ DR APT T010-116
MICHAEL K CHASE	502-53-0530	35875 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
NATASHA T SUTTON, BRIAN K RINEHART	502-52-1770	19465 N SAN PABLO ST MARICOPA, AZ 85138	SAME
NICHOLAS J HOGAN	502-53-0800	35754 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
PALO VERDE UTILITIES CO	502-52-800B	TRACT 9-D, TORTOSA PARCEL 9	21410 N 19TH AVE STE 201 PHOENIX, AZ 85027
PERRY L ROGNER	502-53-0150	35796 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
QUARTER PROPERTIES LLC	502-53-1420	19203 N SAN PABLO ST MARICOPA, AZ 85138	14901 N SCOTTSDALE RD STE 200, SCOTTSDALE, AZ 85254
RACHEL D LEFFALL	502-53-0640	35987 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
RALPH D LANIER	502-52-2400	36027 W VERA CRUZ DR MARICOPA, AZ 85138	SAME
RAY A & LAUREN E UNVERFERTH	502-52-7530	35895 W MADRID AVE MARICOPA, AZ 85138	SAME
REBECCA DELONG	502-53-1200	36071 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
RETA M WALLACE	502-53-1710	19049 N SAN PABLO ST MARICOPA, AZ 85138	SAME
RICHARD GISOTI	502-53-1000	35789 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
RICHARD HERNANDEZ	502-53-1080	35903 W VELAZQUEZ DR MARICOPA, AZ 85138	NO LISITING
RICKY WILLEFORD	502-53-1680	19087 N SAN PABLO ST MARICOPA, AZ 85138	SAME
ROBERT & MARY WELCH	502-53-0770	35800 W VELAZQUEZ DR MARICOPA, AZ 85138	21440 N VAN LOO DR MARICOPA, AZ 85138
ROSA JACKSON	502-52-1850	36120 W OLIVO ST MARICOPA, AZ 85138	SAME
SALLY S CLARK	502-53-0860	35664 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
SAM AMATO	502-53-1430	19189 N SAN PABLO ST MARICOPA, AZ 85138	SAME
SAMUEL L ENMON, EVA B ENMON	502-52-1810	19513 N SAN PABLO ST MARICOPA, AZ 85138	SAME
SAUL & JOAN CHOROST, SCOTT EVANS	502-53-0270	35642 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
SCOTT M CORRADO	502-53-0850	35680 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
SHARON S MCCONKEY	502-53-1030	35831 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
SHERI BRYANT	502-53-0870	35648 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
SIMON COREY ALEXANDER	502-53-0210	35706 W COSTA BLANCA DR MARICOPA, AZ 85138	NO LISITING
STEPHEN & CINDY PARKER	502-52-2090	36066 W VERA CRUZ DR MARICOPA, AZ 85138	SAME
STEPHEN R & GAIL A FEHRMANN	502-53-1480	35827 W CATALAN ST MARICOPA, AZ 85138	SAME
STONEWALL THOMAS	502-53-1090	35917 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
TAH 2015-1 BORROWER LLC	502-53-1410	19217 N SAN PABLO ST MARICOPA, AZ 85138	PO BOX 15087 SANTA ANNA, CA 92735
TAH 2015-1 BORROWER LLC	502-53-2320	35750 W CARTEGNA LN MARICOPA, AZ 85138	PO BOX 15087 SANTA ANNA, CA 92735
TAH 2016-1 BORROWER LLC, C/O TRICON AMERICAN HOMES LLC	502-53-0790	35770 W VELAZQUEZ DR MARICOPA, AZ 85138	1508 BROOKHOLLOW DR SANTA ANA, CA 92705
TAMMERA L TURNER	502-53-0660	35966 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
TAMMERA TURNER	502-53-1040	35845 W VELAZQUEZ DR MARICOPA, AZ 85138	SAME
THERESA DIVITO	502-52-1760	19453 N SAN PABLO ST MARICOPA, AZ 85138	NO LISITING
THOMAS H FISHER, JULIE A DEAN	502-53-0310	35608 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
THOMAS J & MELODEE THAYER	502-53-0200	35720 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
TIFFANY R & CHAD V PROCTOR	502-53-0720	35876 W VELAZQUEZ DR MARICOPA, AZ 85138	10227 205TH AVE SE SNOHMISH, WA 98290
TIMOTHY E MADSEN	502-53-0170	35766 W COSTA BLANCA DR MARICOPA, AZ 85138	98 MT ALBERT MANOR SE CALGARY, AB T2Z 3J4

TORTOSA HOMEOWNERS ASSOCIATION	502-56-764B	TRACT 9-A, TORTOSA PARCEL 9	8360 E VIA DE VENTURAL L 100, SCOTTSDALE, AZ 85251
TRUDY H FULLER	502-53-0330	35590 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
TRUE WEALTH HOLDINGS #31 LLC	502-53-0350	35641 W COSTA BLANCA DR MARICOPA, AZ 85138	
ULRYS DUVERGER TRAVIESO	502-53-1320	20005 N FLAMENCO ST MARICOPA, AZ 85138	SAME
VAL T & TOBY M LEPOVITZ, LEPOVITZ FAM TRUST	502-53-0810	35740 W VELAZQUEZ DR MARICOPA, AZ 85138	14634 QUAIL HAVEN LN EL CAJON, CA 92019
VILLAGE CAPITAL & INVESTMENT LLC	502-53-0650	35980 W VELAZQUEZ DR MARICOPA, AZ 85138	1 CORPORATE SR STE 360 LAKE ZURICH, IL 60047
VIOLA NAJAR	502-53-0540	35891 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
VOLKSWAGEN OF AMERICA DBA VORELCO INC	502-03-016A	17169 N MURPHY RD MARICOPA, AZ 85138	3800 HAMLIN RD 100, AUBURN HILLS, MI 48326
W S JR KLOEPFER TR	502-53-0550	35905 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
WILLIAM CHARLES JR BABER, SANDRA K THOMPSON	502-52-1800	19501 N SAN PABLO ST MARICOPA, AZ 85138	1295 S RIATA ST GILBERT, AZ 85296
WILLIAM S BURNS, DEBORAH J BURNS	502-53-0290	35626 W COSTA BLANCA DR MARICOPA, AZ 85138	SAME
XAFAX CORPORATION	502-53-0470	35785 W COSTA BLANCA DR MARICOPA, AZ 85138	PO BOX 202 CUSTER, WA 98240
YICHIH MA	502-53-1730	35709 W CARTEGNA LN MARICOPA, AZ 85138	1724 LOCKSLEY PARK DR SAN JOSE, CA 95132

December 21, 2016

RE: SUB 16-08 The Trails at Tortosa
The Trails at Tortosa is generally located at NWC of Honeycutt Rd and Murphy Rd within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by CSWR121 Tortosa, LLC for The Trails at Tortosa preliminary plat at the abovementioned property. The meeting date in regards to this request is as follows:

Neighborhood Meeting January 10th 2017 @ 6:00 p.m. Global Water Resources 22590 N. Powers Parkway Maricopa, AZ 85138
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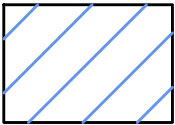
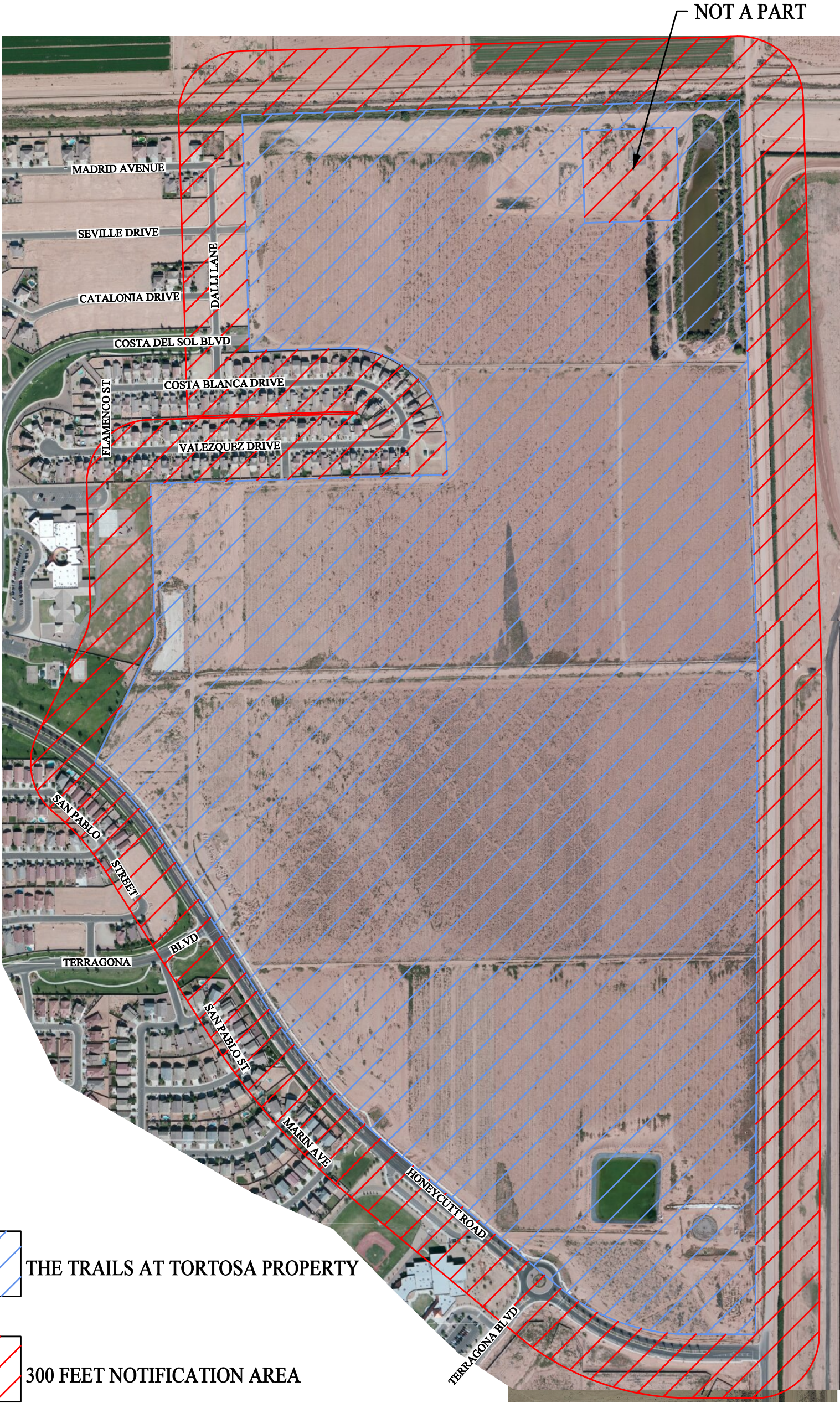
According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the neighborhood meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend the neighborhood meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Division at 520-568-9098. You can also email Mr. Lopez at Rodolfo.lopez@maricopa-az.gov subject SUB 16-08 and The Trails at Tortosa.

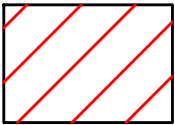
Please see attached exhibit of project location.

Sincerely,

CSWR121 Tortosa, LLC



THE TRAILS AT TORTOSA PROPERTY



300 FEET NOTIFICATION AREA



Hoskin • Ryan Consultants Inc.
creative engineering solutions

5050 N. 40th Street Suite #100 Phoenix, AZ 85018
Office: (602) 252-8384 Fax: (602) 252-8385 www.hoskinryan.com

THE TRAILS AT TORTOSA
NOTIFICATION AREA MAP

The Trails at Tortosa

Neighborhood Meeting Preliminary Plat SUB 16-08

January 10th, 2017 @6pm

Sign In Sheet

Name	Address	Email
Josua + Melissa Logan	19145 N SAN PABLO	LOGAN.JOSUA.D@GMAIL.COM
Jimmie Haverer	35719 W VELAZQUEZ	JS H A V E R E R @ G M A I L . C O M
Bardo + Chuk Romanchuk	36557 W MAH/BLCA	bromanzio2@gmail.com
Pam Burgo	36605 San Pedro Dr	pamburgo@ymail.com
Rene Millice	36905 San Pedro Dr	gabbygroom@yahoo
JAMES DEERMAN	36213 W. Prado St.	DEERMAN - SUSAN @ YAHOO.COM
Jim + Becky Holbert	35649 COSTA BLANCA	bcholak@comcast.net
MATTIE FRANKLIN	35740 W. VELAZQUEZ	
TRUDY FULLER	35590 W Costa Blanca Dr.	trudy.fuller@furman.edu
Viola Najjar	35891 W. Costa Blanca Dr.	najjarviola@yahoo.com
Seaver Fields	Gila River Indian Community	seaverfields@igricnsn.us
INGRID HERCHAK	36229 W PRADO ST	
CORRY MACDONALD	" "	CORRYMACDONALD@HOTMAIL.COM
MIKE WITHEY	2525 E. Biltmore Cir. A-212	Phx AZ / M@WITHEYMORRIS.COM
Joe Remp	35656 W Costa Blanca	Tilesincorporated@msn.com
TAMMERT TURNER	35845/35966 W VELAZQUEZ	TLSTATON@AOL.COM

Minutes
The Trails at Tortosa
Neighborhood Meeting
January 10, 2016 @6pm

Call to order – Mike Kern called the meeting to order at 6pm.

Introductions – Mike Kern introduced himself as President of Communities Southwest, Stefanie Crerie as Project Manager for Communities Southwest, and Michelle Yerger as Senior Project Manager for Communities Southwest.

Content: Mike Kern presented information about the proposed development called The Trails at Tortosa. A brief overview of the lot count, amenities, and phasing was discussed as depicted in the preliminary plat submittal.

Questions: There were many questions from the audience, which are described below:

1. What is Communities Southwest? Michael Kern explained it is a land investment company. The company buys raw land and entitles it to sell to builders. It has multiple projects around the valley and, in the past, had projects in California.
2. Who builds the homes? Communities Southwest does not build the homes. The company sells “paper lots” to a builder who would construct the homes.
3. Who will construct another exit road besides Honeycutt so we can get out of the community in case of an emergency? There was a traffic study done to prepare for this development which evaluated the planned traffic flow for this community.
4. Will Hartman be improved with this project? No. We are only responsible for adjacent roadway improvements. The City will manage infrastructure improvements over time as development returns to the area. Additional rooftops and a larger tax base is necessary to justify certain infrastructure improvements.
5. What is the purpose of this meeting? The purpose is for residents to provide involvement and input in the events of their neighborhood.

6. When will construction begin? Construction will start when the market demand is back. It is thought this will be within the next few years. Already there is renewed interest in development in the City of Maricopa.
7. What if there is too much lot competition and no one buys your lots? We typically sell the land with paper lots and the builder improves the lots. Regarding The Trails at Tortosa, Communities Southwest may end up improving the lots first and then selling them so it's easier for a builder to start construction right away. Communities Southwest does not anticipate leaving vacant lots to sit for a long period of time because the general understanding is that the market is getting stronger.
8. Do you have a builder to sell to now? No, not at this time.
9. What do we need to do to have a Circle K in Tortosa? What about a mall? There is commercial zoning outside the Tortosa HOA. Commercial properties are constructed when there are enough residents to support the business so it may take a while for commercial to come in.
10. We want an exit route from the new development directly to Murphy so there is direct access to Casa Grande Highway. We are improving the portion of Murphy Road adjacent to the project but there are no plans to construct direct access to Murphy. Residents desiring to travel west will still take Honeycutt to exit the community rather than traveling south to the Casa Grande Highway.
11. Can we use your HOA amenities? No, only the residents of The Trails at Tortosa can use those amenities because they will pay to maintain them.
12. Will it be gated? No, not planning on it.
13. Has the city approved it? No, we just submitted the preliminary plat for approval.
14. We have an over-supply of lots and no demand, which will lower our current house prices and there is not enough city infrastructure. What do you think? All towns experience growing pains and it is a process, which will be fixed over time. We think the demand is coming since the market has picked up.
15. Will you follow dust control? Yes, we are required to and will place a sign on the property with contact info should there be an issue.

16. We want something in place not to allow spec homes since there were so many left vacant from back when the market crashed. Can you do this? We do not want to put measures in place that will make it difficult for our buyers. Spec homes are a big expense/liability so builders are cautious about this.
17. What type of amenities will be there? Communities Southwest is still reviewing options and costs to find the best amenities for The Trails at Tortosa. Nothing is definite at this time but we plan to have trails and open space.
18. What is the impact on schools? A study was not conducted to confirm current capacity. Comments from the audience said the schools were below capacity so they did not think this was an issue.
19. When will building stop? We'd expect it to take 5-8 years to complete once started. Building should start within the next year or two.
20. What will you do about the bugs that will come in my home if construction starts? We do not believe you will experience an increase of bugs in your home.
21. Was there an impact on the floodplain? Communities Southwest is in the process of submitting a CLOMR to FEMA, which includes the improvements planned for construction to modify the flood plain. This will remove the area from the flood plain.
22. What other lots have you sold in Maricopa? Communities Southwest sold 398 lots in Glennwilde. The company does not own any other property in the City of Maricopa besides The Trails at Tortosa.
23. What is the plan for the northeastern portion of the property? Communities Southwest does not own this area. It's owned by a company that operates the tower. We will screen this area as the city determines appropriate.

With no further questions/comments, the meeting adjourned at 7:11pm