

Lisa

My name is Ray Caldwell. I live in the Red Mt Ranch C. C. at 4055 N Recker Rd Lot 22 .

I would like to inform you of my support of the our community being notified of a hearing regarding some proposed zoning changes. People bought property in this area based on the current the environmental layout. The area should not be changed without the residential owners input.

In regards to the actual proposed new building in the existing driving range I am totally against it.

Thank you for concidering my rights as a property owner in RMRCC.

Ray Caldwell

November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

We are Judy and Chuck Thompson, and live at 4055 North Recker, Mesa. We are residents of the Red Mountain Ranch development and members Red Mountain Ranch Country Club. We have lived here and been members of the club for 20 years.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

We very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve! Please continue to support the Red Mountain Ranch community opposing the proposed major changes to the Red Mountain Ranch community by Divot Partners!

Thank you,

Judy and Chuck Thompson  
480-981-1750

Dear Lisa,

This is in regard to the Pending Appeal of Notification Requirements .

My name is Barbara Brandell, and I live at 6646 E Sugarloaf St., Mesa.

I adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. I also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch.

I very much appreciate the stance the city has taken. The proposed change would severely affect the view from my back patio and be a serious detriment to the use and enjoyment by citizens of Mesa.

The proposed changes clearly make a major change to the use and zoning of the entire community.

Please continue to support the Red Mountain community opposing major changes to Red Mountain Ranch by Divot Partners!

Thank you for your advocacy and please remain firm in your position and your resolve.

Sincerely,  
Barbara

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

We very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a **major change** to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Mary & Jack Hovden  
6334 E. Viewmont Drive Unit 38  
Mesa, AZ 85215

Hi Ms Davis,

My family has lived in the Red Mountain Ranch community for about 12 years.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners.

We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch.

We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thanks in advance,  
Mark & Lori Anderson

Mark & Lori Anderson

Mark: 480-897-0300

Lori: 480-495-3311

<mailto:MarkInMesa@MeaSol.com>

<mailto:LoriLuvBug@MeaSol.com>

November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and Members of Red Mountain Ranch Country Club. We are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.


It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Additionally, when my wife and I purchased our home in Red Mountain Ranch it was primarily based on the fact that there was a great golf course and an excellent practice range. When we purchased our membership for \$13,500.00, the fact that the course had such a nice practice facility was sold to us as a reason to purchase the membership, to now take that away is very disturbing. As a Real Estate Broker here in Mesa, I know firsthand how having a golf course and a nice practice facility affects a buyer's decision to purchase in Red Mountain Ranch and how it affects the value of our property.

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

  
Mike Alexander

  
Sandy Alexander

November 30, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

Re: Notification requirement for major changes to Red Mountain Ranch development

Our names are John & Suzanne Shambrook. We live at 4055 N. Recker Rd #71 - Mesa.

We are residents of the Red Mountain Ranch development and members of Red Mountain Ranch Country Club.

We adamantly support the City of Mesa's Notification requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners.

We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch.

We all enjoy the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the facilities.

Please support the Red Mountain Ranch community opposing the major changes to Red Mountain Ranch!

Thank you,

John & Suzanne Shambrook

November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

The Daly Family (Tom, Angela, William, and Virginia)  
6645 E Redmont Dr., #1  
Mesa, Az 85215



November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Robin Dionne  
6557 E. Snowdon St  
Mesa, AZ 85215

Summer Home  
3 Primrose Rd  
Bedford, NH 03110

November 29, 2016

To: **City of Mesa Planning and Zoning, Board of Adjustment**

RE: **Appeal of Notification Requirements Relative to Case No. BA16-049**

My wife Jill and I are home owners in Red Mountain Ranch and have become aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. We believe the city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Jill and I are fairly new home owners in the spectacular Red Mountain Ranch community. We moved here in July 2016 from Colorado Springs Colorado having lived there for the past 35 years. It was a life's dream of ours to move here and while I am still employed at the Maricopa County office of Enterprise Technology my wife is retired and uses the open spaces, golf course, driving range and other Red Mountain Ranch areas daily. My use is limited more to the weekends and I live for those weekends to practice my horrible golf swing on that driving range while enjoying the outdoors and views in this amazing area. This availability and access to open spaces is the major reason we chose to locate here in this neighborhood. This proposed change by Divot Partners' to fill those areas with housing has sickened us and we now worry we've made a terribly wrong choice in locating here.

We firmly believe the proposed change would have a seriously detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community. It comes across as a neighborhood destroying proposal at the cost of many for no better reason than so a few may profit in the short term. I can't anticipate the addition of housing to the driving range would do anything to enhance the value of our home, but I can see it having the opposite effect. In essence removing dollars from my property and pocket while moving it straight into the Divot Partners pockets. It feels like we're being robbed of our lovely neighborhood and its environment, our lifestyle and our retirement dreams as well.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of us and of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Jeff & Jill Emanuel  
6422 E. Redmont Drive  
Mesa AZ 85215

November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Gary Pinard  
4023 N. Recker  
Mesa, AZ 85215

November 28, 2016

TO: City of Mesa pLanning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case BA16-049

My husband, Ron, and I have been full time residents of Red Mountain Ranch development for over ten years, owning a home here for thirteen years. We purchased a full golf membership over eleven years ago, at a cost of many thousands of dollars.

In addition to golf, we enjoy walking, gardening and home improvement when we are not working. One of the things that appealed to us in our decision to locate to the Red Mountain Ranch community was the beauty. Part of our decision to join the country club was the driving range. As working members, we sometimes found it difficult to find time for a full round of golf. This made the driving range an attractive benefit as we could drive the golf cart down to the range and practice.

We adamantly support the City of Mesa's requirement for notification of residents of any major changes in the Red Mountain Ranch community. As Red Mountain Ranch community homeowners, we also adamantly oppose developing the current open space of the golf course . As members of Red Mountain Ranch country club, we felt we purchased a membership at a club which offered the benefit of a driving range.

We believe development of remaining open spaces would impact the value of our homes by decreasing the desirability of this community for future residents, thus affecting resale. It would also affect the value of country club membership, as well as current or future golf membership desirability.

This is a MAJOR change and we urge the Board to require Divot Partners to provide notification as required by the city. We also strongly believe Divot Partners SHOULD NOT be allowed to make the proposed changes to develop the remaining open spaces in the Red Mountain Ranch community.

Thank you for your consideration and continued support on behalf of the residents of RMR.

Sincerely,  
Kathy Walker  
6352 E Star Valley Cir  
Mesa, AZ. 85215

November 28th, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Best Regards,

Matt Winkler  
[matt@winkler.com](mailto:matt@winkler.com)  
480-233-4558  
Fax - (480) 393-5258

Dear Lisa,

We are retired residents of Red Mountain Ranch and chose this community for its beauty and serenity.

We enjoy walking in our community and the driving range is a beautiful enhancement to this community as well as a place for active seniors. We have enjoyed many beautiful evening sunsets at the driving range on our evening walks.

We oppose developing the open spaces being used as golf course facilities in our community and support the

City of Mesa's notification of residents requirement for the proposed changes by Divot Partners.

Please continue to support our community!

”

Gloria and Theodore LeViness

4055 N. Recker Rd, Unit 61

November 29, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Deb Dionne  
4023 N. Recker Rd  
Mesa, AZ 85215



To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

Residents John and Linda Colberg

We live in the Red Mountain Ranch Community at 6025 E Viewmont Dr. 85215.

We are active residents of the Red Mountain Ranch development and the Red Mountain Ranch Country Club.

We strongly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners.

We adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. The two open activity areas, the small park on Recker and the open driving range, are part of the curb appeal to this beautiful community.

Many have enjoyed the beautiful open spaces provided for the entire community for decades. I would suggest that a majority of golf members bought their membership not only for the availability of the golf but because of driving range and the open beauty it gives our neighbourhood.

\*The driving range today adds a feeling of an open fresh community. There already is a cluster of patio homes across the street from the driving range. Development of multi housing unit, or any other development in this area, would make it very congested considering entry to the golf course is adjacent. This would have a huge effect on this community.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

John Colberg

Linda Colberg

Love what you do, do what you love☞

Sent from where ever I may roam :-)

**Terry and Teina Woodburn**  
**6656 E. Villeroy Street**  
**Mesa, AZ 85215**  
**602.464.4645**

November 30th, 2016

*City of Mesa Planning and Zoning, Board of Adjustment*

**Re: Pending Appeal of Notification Requirements**  
**Relative Case No. #BA 16-049**

*We have been full time residents of the **Red Mountain Ranch** development for almost 3 years. We enjoy the beautiful open spaces provided in our community and that's one of the reasons why we purchase our home here. We appreciate the City of Mesa's notifying the residents of the major changes the Divot Partners wants to make to our Red Mountain Ranch Community. We **absolutely** oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. Many residents use and appreciate facilities in the community and we do not want that area changed, PERIOD!*

*We continue to support the Red Mountain Ranch community opposing the proposed of major changes to Red Mountain Ranch by Divot Partners! They should not be allowed to make the proposed changes! The residents will continue to voice our opinion and stick together as a community.*

*Thank you for your time!*

Handwritten signatures of Terry and Teina Woodburn in black ink. The signature of Terry is on the left and Teina is on the right, both written in a cursive style.

**Terry and Teina Woodburn**

Dear Ms. Davis:

My name is Neil Calhoun and my wife and I live at 6334 E Viewmont Dr. #39, Mesa 85215 in the Sienna Hills project of Red Mountain Ranch. We have lived in this house for the past 8 years enjoying the community through walking the neighbourhoods, biking and golfing in the area.

We have been following the intentions of Divot Partners to change the use of the driving range at Red Mountain Ranch Country Club to accommodate a residential development.

We very much agree with the city's position that the neighbourhood of Red Mountain Ranch be notified by the developer of the intended change of use and that community meetings need to be held.

Additionally, we are very much of the opinion that the intended development is indeed a significant and major change of use from a driving range. Clearly, the proposed development would result in significantly increased traffic from its current use, putting pressure on many aspects of the community, including use and enjoyment. We strongly agree with the community's position and are very hopeful that the requested change of use will **not** be approved.

Thank you for considering our position.

Neil Calhoun

November 30, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Terry Greenwood, and I live at 3829 N Morning Dove Circle, Mesa, AZ. I am a "full golfing" member of Red Mountain Ranch Country Club.

I am very active in golf at Red Mountain Ranch. The existence of the driving range was essential in my decision to join the RMRCC and is essential to my ongoing membership. It is my opinion that developing the open spaces of the RMRCC both the desire to remain a RMRCC member by many and the overall value of properties within the RMR community will be adversely effected in a very big way.

I adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. I also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,  
Terry Greenwood  
3829 N Morning Dove Circle  
Mesa, AZ 85207

TO : CITY OF MESA PLANNING AND ZONING BOARD OF ADJUSTMENT

RE- PENDING APPEAL OF NOTIFICATION REQUIREMENTS RELATIVE TO CASE  
BA16-049

MY NAME IS JOSEPH SATALINO, I LIVE AT COUNTRY CLUB ESTATES, 4055 N  
RECKER RD #88, MESA AZ.

AS RESIDENTS OF RED MOUNTAIN RANCH WE ENJOY AND ARE ACTIVE IN MANY  
ACTIVITIES IN OUR AREA.

WALKING AND ENJOYING A CALM AND OPEN ENVIRONMENT.

WE ADAMANTLY SUPPORT THE CITY OF MESA'S NOTIFICATION OF RESIDENTS  
REQUIREMENT FOR THE MAJOR CHANGES TO THE RED MOUNTAIN RANCH  
COMMUNITY BY DIVOT PARTNERS. WE ALSO OPPOSE DEVELOPING THE OPEN  
SPACES BEING USED AS GOLF COURSE FACILITIES AT RED MOUNTAIN RANCH.  
WE HAVE ENJOYED THE OPEN BEAUTIFUL SPACES PROVIDED BY THE ENTIRE  
COMMUNITY FOR DECADES, AND MANY PEOPLE USE AND APPRECIATE THE  
GOLF FACILITIES.

PLEASE CONTINUE TO SUPPORT THE RED MOUNTAIN RANCH COMMUNITY  
OPPOSING MAJOR CHANGES TO RED MOUNTAIN RANCH BY DIVOT PARTNERS!

THANK YOU,  
JOSEPH SATALINO  
BARBARA SATALINO

November 30, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Kim Hacht and am a home owner in Red Mountain Ranch and a member of Red Mountain Ranch Country Club. I am aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially other golf course areas. I am familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

I am very appreciative the stance the city has taken and passionately believe it is the correct one. What Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so I hope the requested change will not be approved.

Red Mountain Ranch is a fabulous community. I believe the proposed change would have a detrimental impact on our use and enjoyment of this community, and that it would adversely affect resale and property values, not to mention the impact it would have on traffic in the Red Mountain Ranch development. The proposed changes, as well as the direct threat to the rest of the golf course property, make this a major change to the use and zoning of the entire community.

I feel Divot Partners must follow the city's notification requirements for this major change and should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

K Hacht  
6206 E. Redmont  
Mesa, Arizona 85215

December 5, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Mark Hendrickson, I live at 206 Boulder Creek, Cranbrook, BC, CANADA. We were residents of the Red Mountain Ranch, 6556 East Sugarloaf Street, MESA AZ and members of the Red Mountain Ranch Country Club. Two years ago now we sold our house because of our fears that DIVOT PARTNERS LLC were going to proceed with their plans to develop the driving range. We could see that if they were successful this change was going to decrease the value of our property, ruin our view of Red Mountain, affect our life style and diminish the golf course by removing the driving range. Loosing the range is more than a loss to the golf club, this parcel of land provides a buffer between houses surrounding the course, it is a beautiful green space that is an integral part of our community and it is an important wildlife corridor.

Divot Partners purchased this property knowing full well that the community and golf course were designed as a single entity, well designed I might add, and as with buying any business you buy the liabilities along with the assets. They must not be allowed to remove the driving range from the club, or this green space from the community. We loved our time (6 years) at Red Mountain and still have many good friends there. It is very sad to see that Divot Partners are proceeding, once again, with their plans to develop this property.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities. As property owners in Red Mountain we purchased there because of the amenities included with the property, and in a very real way we paid for these amenities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Mark Hendrickson & Kathy Schofield

Formally of: 6556 E Sugarloaf Street, MESA , AZ

Currently: 206 Boulder Creek, CRANBROOK, BC CANADA



Dear Sir or Madam:

I am writing to add my voice to the residents of Red Mountain Ranch community in opposing Shelby Futch/Divot Partners plans to develop the Red Mountain Ranch Country Club's driving range into housing.

I live in Red Mountain Ranch community and belong to the golf course. I support the Notification requirements of the City of Mesa and also believe that this development will be a major change(for the worse) to our community. Could you imagine what the residents of this community would think if Shelby Futch could build all those houses without letting anyone in the surrounding area know in advance?

I am opposed to this development for the following reasons:

1. The loss of the driving range will be a huge loss to the golf course. When we were looking for a course to join, we would have automatically rejected this club if it did not have a driving range. We paid our initiation fee with the expectation that our course would have a driving range. If you are a golfer you would understand. Our grandchild is enrolled in the junior golf program here and they spend 90% of their lessons on the driving range. What will happen to that program when the driving range is gone? Red Mountain High School uses the range once per week during golf season. Since this course is open to the general public many local residents play on this course now. This will affect these people also.
2. The value of the homes facing the driving range will fall drastically. These people paid a premium for their lots so they could border/face a green belt. All the homes in the Red Mountain area will face devaluation because of the degradation of the golf course. Presently, many of our neighbors who can afford it, are moving to other courses where they have a more stable situation.
3. The loss of this undeveloped area will also be a loss for our wildlife. We have had nesting owls, hawks, javelina and bobcats in the range.
4. The man who is behind this development has constantly lied to this community. Shelby Futch personally told my wife and I in a one on one conversation two years ago that he had no plans to develop the golf course driving range. 'He only wanted to get the zoning change so he could increase the amount he could borrow from the bank.' He told this to hundreds of residents at various meetings. Since his original zoning change did not succeed, he has changed his legal strategy. It has also exposed his original deceit. Should we trust this person?
5. What will happen to the traffic from these new proposed homes? The traffic must exit to the south right in front of the entrance to the country club. There is a lot of traffic there now. There is a grade school not far from the driving range. There are golf carts using this road day and night.

The development of the driving range into housing is not in the best interests of Mesa and the Red Mountain community. The character of the petitioner should be considered when debating this issue.

Sincerely.

Dr. Carl Rutherford

4055 N. Recker Rd. #4

Mesa, AZ 85215

480-325-1469

My name is Margaret Pound and I live in Sienna Hills at Red Mountain Ranch , Mesa. AZ I am a resident of the Red Mountain Ranch development and have been an active full play member of Red Mountain Ranch Country Club for the past 23 years, playing tennis golfing and swimming.

I adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. I also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We live in a beautiful Community , and my memory says that 25 years ago, the bill boards stated , play it once and stay for a life time, If we loose our open spaces to further development , people will not even come to play it once.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you, Margaret Pound

December 1<sup>st</sup>, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

My name is Mike Altmaier and live at 6463 E Sugarloaf Street, Mesa, AZ. My wife and I are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We are very active in Red Mountain Ranch walking, biking, playing golf, playing tennis, pickleball, etc. We really enjoy the open spaces at Red Mountain and we hope that there is no future development because it would severely damage our community, lower property values, and forever harm our community.

We adamantly support the City of Mesa's notification of residents requirement for the MAJOR changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Mike & Andrea Altmaier

Our names are Kim and Joanne McFarlane and we live at 6334 Viewmont Drive #42 in Mesa Arizona. This is part of the Red Mountain Ranch development and we are members of the Red Mountain Ranch Golf and Country Club. We are avid golfers and hikers in the local trail systems.

We are very strongly in support of the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities and Red Mountain Ranch.

When we bought our house here in 2011 and joined RMCC we did so for the whole package including the open spaces and facilities. These elements as a whole were what made us decide to settle here and not in other golf areas such as in Scottsdale.

Please continue to support Red Mountain Ranch community opposing the proposed major changes by Divot Partners.

Kim & Joanne McFarlane

December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

We are Mauricio Gomez and Kristen Brown and live at 6435 E Redmont Dr, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We also are active in walking, golfing, biking and walking our dogs at Red Mountain Ranch.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities and the gorgeous views it provides.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners.

Thank you,  
Mauricio Gomez and Kristen Brown

December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Dave Knorr, and my wife Renee and I live in the Red Mountain Ranch development. We have read through the notices and appeals sent from Divot Partners attorneys, and responses from the City of Mesa, regarding both the June Interpretation and the October Notification appeal. First, we appreciate and support the City's firm stance on both appeals. The action that Divot Partners is demanding would require a Major change to the current zoning and the development overall. It is our adamant position that Divot Partners must follow the city's notification requirements for this major change.

Please consider two supporting points that this constitutes a major change:

1. Attached you will find two pictures of our back yard. The views you see are the driving range in question. You are looking at the primary reason we bought this house, and why we paid a premium for this lot. Imagine the "Major" impact of putting a housing development right where you are looking.
2. You will find a color version of the general site plan submitted by Divot Partners for the area currently being used as a golf practice facility. Imagine several years of construction here, and the permanent changes that result. Note the major (not minor) impact of the proposed entrance to the proposed site. The major (not minor) impact and congestion next to the entrance to the 22 townhomes. The major (not minor) impact on the entrance to Red Mountain Ranch, the parking lot, and the tennis courts. And the major (not minor) impact of the very direct views of over 60 homes.

It's even difficult for a layperson to understand why this Notification issue comes before the Board. Or, how the City's very professional and thoughtful stance requiring written notification can be challenged. There does not seem to be much question that this is a "Major" change. Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Renee and Dave Knorr  
6645 E Redmont Drive #8  
Mesa, AZ 85215

December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Thad J Sowder and my wife and I live at 6446 E. Trailridge Cir, Mesa, AZ. We are residents of the Red Mountain Ranch development and past members of Red Mountain Ranch Country Club.

We walk, bike and play golf in the area and have enjoyed many activities in our 18 years living in Red Mountain Ranch and Mesa.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

It is also our feeling that this major change will hurt the property values of those directly affected as well as the rest of the community if these major changes are allowed.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Thad J Sowder



December 1<sup>st</sup>, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

My name is Mike Altmaier and live at 6463 E Sugarloaf Street, Mesa, AZ. My wife and I are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We are very active in Red Mountain Ranch walking, biking, playing golf, playing tennis, pickleball, etc. We really enjoy the open spaces at Red Mountain and we hope that there is no future development because it would severely damage our community, lower property values, and forever harm our community.

We adamantly support the City of Mesa's notification of residents requirement for the MAJOR changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Mike & Andrea Altmaier

## Open Letter to City Council & Planning and Zoning Board

As a home owner in Red Mountain Ranch (RMR) and having open space behind our back yard, my wife and i are very concern that the law firm Divot Partners is strong arming the Mesa City Council to take this open space away from us and block our views of the golf course and Red Mountain. . This open space area is part of the RMR Master plan and should not be changes. I am Bob Edwards and live at 6602 E. Sugarloaf St. in RMR. We feel that the change would be harmful to the community. WE support the cities position that this request is a Major Change to our community and should not be allowed. This open area's and Driving Range is a GREAT part of what makes up RMR.

Divot Partners is trying to run over the City of Mesa and not following the rules as set forth in requesting a change. Please stand up to this pressure brought by Shelby Futch and Divot Partners by not giving Notification as required by the City. I am requesting that the City of Mesa continue to support RMR in opposing any change to the RMR open areas and Master Plan.

Thank you

Bob & Val Edwards

December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

Our names are Glenn and Donna Stickney and we live at 3633 N. Santiago, Mesa. We are residents of the Red Mountain Ranch community. We are also active in walking and biking at Red Mountain Ranch.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,  
Glenn and Donna Stickney

Dear. Ms. Davis:

This email pertains to the proposed development of the driving range and practice facilities at Red Mountain Ranch (RMR).

It is my understanding the developer does not want to notify all residents of the RMR community because it is a minor change. If the proposed development impacts the entire community it is not a minor change.

Any company that feels it has to restrict information from the community it will impact in a negative way should not be

allowed to develop the property. The proposed development will increase traffic and noise, eliminate scenic mountain

views for residents, as well as residents that walk, run and bike in the community.

The development will have a major impact on the golf course as members and the public (locals and non-residents)

are allowed to play golf at RMR Country Club. .

As noted above, I strongly oppose the proposed development. I hope the City of Mesa will make the right decision

to stop this project and any future development projects that would adversely impact RMR.

Sincerely,

Shane Brady  
3819 N. St, Elias Circle  
Mesa, AZ 85215

Dear Ms. Davis,

I have been a resident of Red Mountain Ranch since 2000. I love our community and consider myself blessed to live here.

I wish to express my support of the City of Mesa's strong position to require notification to all Red Mountain Ranch residents of the proposed changes Divot Partners wants to make in our community. Every resident, whether they belong to the club, use the facilities or not, should be aware of the proposed major change which we believe would have a permanent negative impact on all of us.

Thank you,

Donna Walker  
Red Mountain Estates

Good Morning Lisa,

Re:

Mesa Planning and Zoning Hearing: Red Mountain Ranch, Divot Partners  
December 7 Notification Hearing at 5:30 pm:  
Mesa Council Chambers, Lower Level  
57 East First Street  
Mesa, AZ

I live in Red Mountain Ranch and agree with the City of Mesa that Divot Partners' proposal would be a major change to our communities Master Plan and I support the city's notification requirement.

I am unable to attend the scheduled hearing but am eager to listen and be heard.

Thank you,  
Paul Hernandez

This is from Janice and Mick Hammerstrom, 4055 North Recker Road, House 104. We are located in the Red Mountain Ranch Development and belong to the Red Mountain Country Club.

We support the City of Mesa's notification of residents requirement for the **major changes** to the Red Mountain Ranch Community demanded by Divot Partners. We oppose developing the open spaces being used as the driving range at RM Ranch. We are in our second Red Mountain home and moved here to take advantage of the golf course (including the driving range) and the beauty of the area.

This activity will no doubt have a negative effect on the value of property as well as our usage of the club. Divot Partners perhaps needs to take a second look at their ownership of the golf course and reconsider. If they cannot make it work with the present structure what are their alternatives?

Thank you for your consideration

Dear Lisa,

My name is Marlaine Sirois, and I am a resident at 54, 6334 E Viewmont Drive, Mesa, 85215. I am an active golfer at Red Mountain Ranch Golf Course and enjoy walking in the community.

I adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. I adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. Development of the driving range would create additional traffic and noise in the community and negatively affect safety of walkers, cyclists and usage of golf carts on the streets.

It is my adamant position that Divot Partners not only MUST follow the city's notification requirements for this major change, Divot Partners SHOULD NOT be allowed to make the proposed changes at all.

Thank you for your consideration.

Sincerely,

Marlaine Sirois

Sent from my iPad



MS.Davis,

We are writing to you as residents of Red Mountain Ranch and members of RMRCC.

We strongly believe that the changes being requested by Divot Partners are MAJOR changes and require that Divot follow all steps required by the city of Mesa. This would include proper notification of all interested parties.

We have lived here for 12 years and strongly believe that the changes being considered would be a detriment to our community.

Thank for your attention to this matter.

Jim and Judy Stamey  
6162 E Redmont Dr.  
Mesa 85215

December 01, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Pending Appeal of Notification Requirements Relative to Case No. BA16-049

My name is Amelia Chisholm \_\_\_\_\_, and live at 6543 E. Viewmont Drive \_\_\_\_\_, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club

We also are active in walking \_\_\_\_\_ at Red Mountain Ranch.

We adamantly support the City of Mesa's notification of residents requirement for the major changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Amelia and William Chisholm

Bill Chisholm  
480-396-0574 Winter  
519-966-7400 summer  
[billchisholm@cox.net](mailto:billchisholm@cox.net)

December 1, 2016.

To: City of Mesa Planning and Zoning, Board of Adjustment

Re: Pending Appeal of Notification Requirements relative to Case No. BA16-049.

Our names are Barry and Dawn Master, and reside at 4137 N. Signal Circle, Mesa ,Az. 85215. We are 26 year residents of Red Mountain Ranch. We bought here in 1990 to enjoy the amenities of what we consider to be a very well-designed planned community as originally conceived by Mobil Development. It is very difficult to understand how the owners of a golf facility of this standing, with utilization by Junior Golf, high schools, and loyal club members, can consider eliminating their driving / training facility.

We are active walkers and nature lovers, and greatly appreciate the wide-open areas afforded by the original golf course as designed by Pete Dye, which includes the driving/training range.

We strongly support the City of Mesa's notification of residents requirement for the VERY MAJOR changes to the Red Mountain Ranch community demanded by Shelby Futch and Divot Partners. The homeowners of Dos Lagos and Sugarloaf will be especially greatly compromised, as will everyone who resides in this beautiful community.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to our quality of life by Divot Partners!

Thank you.

Barry and Dawn Master

December 1<sup>st</sup>, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

My name is Mike Altmaier and live at 6463 E Sugarloaf Street, Mesa, AZ. My wife and I are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We are very active in Red Mountain Ranch walking, biking, playing golf, playing tennis, pickleball, etc. We really enjoy the open spaces at Red Mountain and we hope that there is no future development because it would severely damage our community, lower property values, and forever harm our community.

We adamantly support the City of Mesa's notification of residents requirement for the MAJOR changes to the Red Mountain Ranch community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

Please continue to support the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

Mike & Andrea Altmaier

Dec 1, 2017

Dear Ms. Davis,

My name is Paul Reinholtz MD, and my wife and I have lived at 6446-70 E. Trailridge Circle in Mesa since 1992. We also have been members of Red Mountain Ranch Country Club since 1991. We moved from Tempe to Mesa to join a beautiful and high-end community and golf course, and have enjoyed many happy years living in the RMR community. We enjoy, walking, biking, and playing golf in the neighborhood.

We strongly support the City of Mesa's requirement for the notification of residents of the very Major changes to the RMR community demanded by Divot Partners. We also adamantly oppose developing the open spaces being used as golf course facilities at RMR.

We have enjoyed the beautiful open spaces provided for the community for many years. We moved to this location in 1992 to enjoy the beautiful community and golf course. If the open space is used to build more homes, we will move out of Mesa, and I suspect many others also will move. The proposed changes are very Major, and would have a seriously negative effect on the community. The golf course would become a low-end course, and may eventually turn into another Ahwatukee Lakes blighted property. We adamantly feel that the proposed changes are Very Major, and Divot Partners must follow the City of Mesa's notification requirements. Beyond that, Divot Partners should not be allowed to make their proposed changes.

Of note, the last time this topic was brought up 7-8 years ago, Divot Partners had a series of meetings with residents, and Shelby Futch told attendees at each meeting that he would never develop the open spaces. He has been a poor owner and very poor neighbor in this beautiful community.

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, thank you for your position, and please remain firm.

Paul Reinholtz MD  
6446-70 E. Trailridge Circle  
Mesa, Az 85215

December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Bill and Beverlee Bryant  
4153 N. Signal Circle  
Mesa, AZ 85215

November 29th 2016

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

J.F. Brian Eby  
Elizabeth J Eby  
6333-69 East Viewmont Drive  
Mesa AZ 85215

Hi Lisa,

Regarding the Notification Hearing, I want it to be known that I support the City's strong position to require notification. If you need further clarification, feel free to contact me at your convenience.

Matt Teahan  
6447 E. Raft River St.  
Mesa, AZ 85215  
602-690-6340



December 1, 2016

To: City of Mesa Planning and Zoning, Board of Adjustment  
RE: Appeal of Notification Requirements Relative to Case No. BA16-049

I am a home owner in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

June Lee  
6446 E Trailridge Cir, Unit 39  
Mesa, AZ 85215

To: City of Mesa Planning and Zoning, Board of Adjustment

RE: Appeal of Notification Requirements Relative to Case No. BA16-049

My wife and I are long term home owners and full time residents at Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas. We are familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses. We also were involved in previous attempts to bypass the residents and develop the golf practice area. I am personally a daily walker/runner passing by the golf range daily and in doing so see the various wildlife residing in the habitat and they too would be adversely affected by the destruction of that area.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community and is the primary reason to focus our home search specifically to Red Mountain Ranch. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community. As an avid golfer, I find that removing the practice area would impact the future of the golf course and the community.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

Pete and Sharon Bonesio  
6716 East Venue Street  
Mesa, AZ 85215

Brad A. Hingtgen

4055 N. Recker Rd. #21

Mesa, AZ 85215

My name is Brad A. Hingtgen, and my wife and I live at 4055 N. Recker Rd. #21, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We also are active in the community thru photographing wildlife, walking, biking and golf at Red Mountain Ranch.

First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's position is well written and impressively argued, so we are very hopeful that the requested change will not be approved.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well as the direct threat to the rest of the golf course property, clearly make this a major change to the use and zoning of the entire community. Therefore we adamantly oppose developing the open spaces being used as golf course facilities at Red Mountain Ranch. We have all enjoyed the beautiful open spaces provided for the entire community for decades, and many people use and appreciate the golf facilities.

It is our adamant position that Divot Partners not only must follow the city's notification requirements for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Thank you,

Brad A. Hingtgen