

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've been a homeowner in Red Mountain Ranch for 13 years and have been following the plans for Divot Partners' to build homes on the driving range in our neighborhood.

I appreciate and fully support the city's position that Divot Partners be required to obtain a major modification to a condition of the zoning, not just a Site Plan Review. To argue that the construction of homes is not a "major modification" is simply ridiculous, lacking basic common sense.


As a licensed Realtor ® who regularly represents buyers and sellers in Red Mountain Ranch, it is my professional opinion the proposed change would have a detrimental impact on property values. It would have a negative effect on the overall enjoyment of the community for all residents.

At a minimum, Divot Partners should be required follow the city's notification requirements for this major change. Their resistance demonstrates Divot Partners lack of regard for the residents of our community and that they are aware the changes they propose are very significant.

We request you side with the residents of our community and deny permission for the development plans.

Thank you.

Sincerely,


Lori Tuter
6742 E Vinson Cir
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 Gary Cummings and live at 5638 East Saddleback, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We also are active at Red Mountain Ranch and enjoy walking and the open space areas within the community. We live very close to the golf course and driving range. The proposed changes would have a major impact on walking, driving and eliminating the open space and views that the driving range provides.

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,

Gary and Dorothy Cummings
5638 East Saddleback
Mesa, AZ 85215

A handwritten signature in cursive script, appearing to read "Dorothy Cummings". The ink is dark and the signature is fluid, with a large loop at the end of the last name.

Mesa Planning and Zoning

Attn. Lisa Davis

PO Box 1466, Mail Stop 9953

Mesa Az. 85211

Dear Lisa, my name is Michael Boggs and my wife and I live at 6334 E. Viewmont, Mesa. We are long time residents of the Red Mountain development and members of the Red Mountain Country Club. We enjoy golf, biking, and walking our dog in and around the area Divot partners wish to develop. The plans Divot partners have for the area in question would be a major modification to the zoning, not just a site plan review. The city's position is the correct one, well articulated, and we are hopeful that the requested change will be denied.

Please continue to support the Red Mountain Ranch community and oppose the major changes to Red Mountain Ranch by Divot partners.

Thank you very much,

Michael Boggs

6334-31 E. Viewmont dr.

Mesa, Az 85215

480 981-9266

A handwritten signature in cursive script that reads "Michael Boggs".

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
Mesa, AZ 85215

602-790-9326
Deb m Dionne @ GMAIL . 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 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.

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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

GPINARD@OUTLOOK.COM
602-690-8117

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.

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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

603-623-8468
RTDIONNE@COMCAST.NET

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 Carl and Cynthia Schott and live at 6725 E. Villeroy Circle Mesa. We have been residents of the Red Mountain Ranch development since December 1992.

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,

Carl and Cynthia Schott

Carl Schott
Cynthia Schott

November 30, 2016

Mesa Planning and Zoning
Attn: Lisa Davis
PO Box 1466, Mail Stop 9953
Mesa, AZ 85211

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

We are Randy and Linda Small, and we live at 3647 N Boulder Canyon in Mesa. We are members of the Red Mountain Ranch Country Club.

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.

The driving range and practice area are an intrical part of belonging to the Red Mountain Country Club. Without this area, a large part of the enjoyment of belonging to the club would be lost.

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

Thank you,

Randy and Linda Small

December 1, 2016

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

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

Our name is Jay and Vera Rozaci, we are home owners in RMR, Sky Mountain Division, for many years. We have enjoyed the beautiful open and quiet spaces provided for the entire community for decades.

We are aware of Divot Partners' plans to develop more housing on current golf practice area of the Red Mountain Ranch community, as well as potentially the other golf course areas.

We adamantly oppose developing the open spaces being used as golf course facilities at RMR !

We very much appreciate and adamantly support the stance the City of Mesa has taken. We are very hopeful that requested change will NOT be approved.

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.

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 advocacy,

Sincerely,

Jay and Vera Rozaci
6446-56 E. Trailridge Cir.
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

My wife and I joined Red Mountain Ranch Country Club in 1988, 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 special 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!

We play golf four or five times per week at Red Mountain Ranch Country Club. It is essential that we use the driving range and practice facilities to loosen up before we play and to work on maintaining a decent golf game. We would be risking bodily injury if we played without using these facilities.

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,

Patrick O'Brien
7402 E Sugarloaf St
Mesa, AZ 85207

[Your name(s) and address]

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 Virgil Kahler and live at 3957 North Recker Road, Mesa. My wife and I are residents of the Red Mountain Ranch development since 2001 and members of Red Mountain Ranch Country Club since 1998.

We also are active in any activities at Red Mountain Ranch. We, both, play golf regularly and are members of the RMR MGA and LGA. We use the golf facilities several times a week. We use the RMRCC area for our regular walking and use the RMRCC Fitness Center.

As home owners in Red Mountain Ranch, 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!

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,

Virgil Kahler

3957 North Recker Road, Mesa AZ 480-390-1159

vrkahler1@cox.net

Ms. Davis,

My husband and I have been members at Red Mountain Ranch since 1988. When we joined we knew that we wanted to belong to a country club with a full range of activities. The activity we were most interested in was golf. Included on the map we were given of the facilities was a practice range, which was important to us.

As a former teacher I know the importance of continued practice in order to be successful at any venture. The range facility is the only place one can do this practicing before going out on the course to perform. Not being able to practice or warm up would make a major change to most golfers' games. Personally I try to use the practice facility twice a week just for practice, not counting the warming up before playing, another four days a week. I am sure this is common for many golfers.

Over the past two years many hours of labor were donated by members to trim trees and clean up shrubs on the golf course. This speaks not only to the generosity of the members, but their pride of ownership in being members. With a major change of no practice facility many of those same members may find somewhere else, more conducive to their wants.

In conclusion, we are adamantly against taking this facility away from the members in order that the owners can sell more properties, and believe that ALL residents and members should be given written notification of this major change to the development and zoning. I support the City of Mesa notification requirements.

Thank you for sharing this with the city's planning and zoning board.

Sincerely,

Betty O'Brien

7402 E. Sugarloaf

Mesa 85207

Sent from my iPad

In regards to the Shelby Futch/Divot partners development at Red Mountain Ranch:

We live in Red Mountain Ranch and adamantly support the City of Mesa's very important "Notification" requirement! This is a major change to our community's Master Plan and we oppose the development of our open spaces!

Thank you.

Harold and Donna Melton
4230 N Ranier
Mesa, AZ 85215

To The Board: I will start by thanking the City staff for keeping the Red Mountain Community informed of the actions of Divot Partners. As a resident of the community and a member of the golf club, I agree entirely with the interpretations of the City as it relates to "notice" and as to the stipulations and conditions that require compliance. It is difficult for me to understand how Divot can not understand that there would be no Red Mountain Ranch if the original owners did not agree to maintain a golf course and driving range on the property. Divot Partners was well aware of these conditions. Why do they feel they are now allowed to violate the required conditions? Now they want to argue that their request is a "minor" change. It is so minor that Divot claims the loss of substantial sums of money if their request is denied. So minor that while Divot does not want to give notice as is legally required, they are more than willing to send emails to those on their mailing list, saying that the recipient need not attend any hearings as there is really nothing going on. Really? There can be no question that what Divot is asking is a major change and is looked at negatively by the vast majority of our community. This is why Divot does not want to give notice. Isn't government action supposed to be open? Let's make sure the citizens are aware.

Thank You

George Boyd
Sent from my iPhone

We are residents of Red Mountain Ranch and members of the RMR Country Club. . Golf is our primary recreation but we exercise at the club and enjoy walking around the community. The loss of the driving range due to Divot Partners' planned development would be devastating to our enjoyment of golf at RMRCC and we fear it would ultimately have a negative effect on our property values.

We strongly support the City of Mesa's decision that this planned development by Divot Partners is a major change and requires notification of residents. Beyond that, we oppose the underlying zoning change to develop the open space currently used for the driving range. Open space within a community adds greatly to all residents' enjoyment of the environment, not to mention property values.

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

Thank you,

John & Diane Napierski
4055 N.Recker RD. #94
Mesa, AZ 85215

My name is Barbara Kahler, and live at 3957 N Recker Road, Mesa. My husband and I are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club since 1998. We joined the Country Club and purchased our home here specifically because of the amenities offered by the Country Club.

We are active in many activities at Red Mountain Ranch. We both play golf regularly and are members of the men and ladies' golf groups. We also use the RMRCC area for walking and use the Fitness Center.

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,

Barbara Kahler
Independent Consultant
Rodan + Fields Skincare
Cell: 480.206.3448

Check it out @ bkahler.myrandf.com

We have been residents and members of the Red Mountain Ranch Country Club for the past twenty four years. We own two houses side by side on the golf course (6531 and 6537 E Raft River St). 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 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, as well as all the golf facilities.

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

We have been active in the Country Club , play golf , and a driving range is a must. We also play tennis, and hike. WE were a private club when we joined twenty four years ago, now our Country Club has been downgraded to semi private almost more public than semi private. To devalue our membership and our property values to benefit Divot Partners more we are totally opposed to. WE saw what happened at Painted Mountain and certainly do not want it to happen here.

It is our adamant position that Divot Partners not only MUST follow the city's notification requirement for this major change, Divot Partners SHOULD NOT Be allowed to make proposed changes at all!!

THANK YOU for your consideration and your advocacy. On behalf of the residents of Red Mountain Ranch, please stay firm in your position and resolve.

Carl John Welsh
Carolyn H Welsh

Sent from my iPad

To: Lisa Davis, City of Mesa Planning Office

From: Mr and Mrs Augustus V. Coe, Residents

We thank the city for its strong stand on the requirement that all residents be provided adequate and timely written notification, by Divot Partners, of meetings planned with City officials concerning this major change to our community. We fully agree with the City that this a "Major Change" to the community. This high density population change will no doubt bring added costs to the city itself; for example, the need for traffic control at the intersection of Recker and Redmont. Surely, other such needs will become obvious as Shelby Futch/Divot Partners are required to reveal all details of their prosed high density changes.

Thank you for your kind consideration of this matter.

Sincerely,

Augustus V. Coe

Victoria J. Coe

December 2, 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 L Snapp & Barbara Joy Snapp

6525 E. Sierra Morena St.

Mesa, AZ 85215

December 2, 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 that we have lived in since 2003. 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,

Chance and Linnette Moore

5952 E Trailridge St

Mesa, AZ 85215

We are home owners in Red Mountain Ranch and are aware of Divot Partners' plans to develop more housing on the current golf driving range 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 strongly feel it is the correct one. I am amazed at the audacity of Divot partners, thinking this is a minor change. We live here and there is nothing in their proposal that is minor. The action that Divot Partners is demanding must 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.

Divot Partners must follow the city's notification requirements for this major change, Divot Partners should not now or ever be allowed to make the proposed changes.

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,
Bob Jacko
4055 North Recker Rd
Mesa AZ

December 2, 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 Lorie Callison, and live at 5933 E. Valdai Circle Mesa. We have been residents of the Red Mountain Ranch Development and a member of the Red Mountain Ranch Country Club for the past 21 years.

We are also active in walking, running, biking, and playing tennis.

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 al 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,

Lorie Callison, Gary Boothe and Emily Callison

Sent from my iPad

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

As a full time resident at 6532 East Sugarloaf Street in Red Mountain Ranch in Mesa, I fully support the City of Mesa's requirement for notification by Divot Partners to each owner in Red Mountain Ranch as to their intent to make major changes to the Master Plan of our community.

I agree that Divot Partners' change to the Master Plan is a major, life-altering change. It would change the entire culture of the development and the promise of this place that we bought into, live in, respect and protect.

Please require that Divot Partners give notification regarding this major change to the Master Plan.

***Truly,
Gina Saettone
6532 East Sugarloaf Street
Mesa, AZ 85215
ginasaettone@gmail.com
480-807-9756***

Dear Ms. Davis

I am sending you this e-mail to express my strong support of the City's position to require notification to Red Mountain Community members of the possibility of a major change to the development and zoning in the Red Mountain Ranch neighborhood.

The potential proposed changes to the open spaces, driving range area and areas around the current clubhouse will have a permanent negative impact on our community and neighborhood. I am critically concerned about an increase in traffic in our residential area, declining property values for owners and the assumption by Divot Partners that these changes could in some way be characterized as minor in scope and impact.

I appreciate your time and consideration of this critical issue.

Sincerely,

Sue Brockmann
6648 E Redmont Drive
Mesa, Az. 85215

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Sent from my iPad

December 2, 2016

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

Regarding: Appeal of notification requirements to case number BA16-049

We are home owners in the community of Red Mountain Ranch Country Club. We purchased our home in 2011 and have enjoyed the community because of its beauty and open spaces since then. Both my husband and myself are members in good standing of Red Mountain Ranch Country Club. We actively use all the facilities there including the driving range and practice facilities.

We are aware of Divot Partners' plan to develop more housing on the current golf practice area as well as other open areas in the community. We are strongly opposed to this request for development, it does absolutely nothing to enhance our community. It will reduce property values and take away valuable open green space. Member volunteers have spend many, many hours working to clear brush and overgrowth in the past two years, the owners Divot Partners have not led this effort. This is an example of the pride that community members have for our open spaces and our community.

We very much appreciate the stance that 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.

We believe that Divot Partners not only must follow the city's notification requirements for this major change but they should not be allowed to make the proposed changes at all.

Please stay strong in your resolve. Choose your citizens request over a corporate demand.

Thank you for your efforts to protect your constituents.

Terry Degaust
3863 N Kings Peak
Mesa, AZ

As a Red Mountain Ranch homeowner I am writing with regard to the requirements that Divot Partners provide written notification to residents of a "MAJOR" change to the development and current zoning.

Nancy McCoy
3932 N Kashmir

Sent from my iPad

Dear Ms. Davis,

My husband and I have been home owners at Red Mountain Ranch for almost 25 years, and are aware of Divot Partners plans to develop more housing on the current open area.

We very much appreciate the position the city has taken, and strongly feel it is the correct position. The action that Divot Partners is demanding requires a major change to the condition of zoning, rather than just a site plan review. The city's position is well written and argued, and we hope that the requested change will not be approved.

When we moved from Tempe 25 years ago, Red Mountain Ranch was being developed as a unique and very beautiful community. The golf course ws spectacular and challenging-truly a high-end golf course and community. The proposed change demanded by Divot Partners would be detrimental to our use and enjoyment of our neighborhood, and would adversely affect property values and resale values. If the change is approved, we would sell and move out of Mesa. During the years of ownership bt Divot Partners, many members have already moved out out of Mesa because of poor management of the RMR golf course. I, along with many other members, have volunteered my time to clean up the golf course (something management has greatly neglected to do). We are working hard, on our own, to try to maintain the quality of the golf course and neighborhood. To maintain the quality of the course and the neighborhood, it is absolutely essentail to maintain a Practice area.

It is our adamant position that Divot Partners not only must follow the city's notification rules for this very Major change, but also that they 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 firm in your position and resolve.

Sincerely,
Cindy Reinholtz
6446 E Trailridge Circle #70
Mesa, Az 85215

Sent from Samsung tablet

Good morning, Lisa:

Please add our attached letter and photo to the packets.

Thank you.

Ron and Patti Swisher

3824 N St. Elias Cir.

Mesa, AZ 85215

480-748-8752



pattiswisher@gmail.com

Good morning, Lisa:

Please add our attached letter and photo to the packets.

Thank you.

Ron and Patti Swisher
3824 N St. Elias Cir.
Mesa, AZ 85215
480-748-8752

December 3, 2016

My wife and I are home owners in the Red Mountain Ranch community as well as members of the 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.

In 2011, we purchased a home in Red Mountain Ranch after residing in Scottsdale for 17 years, although I had worked in Mesa for many years while serving as a senior executive with Banner Health. Our reasons to relocate to Mesa were driven primarily because of the beautiful and well maintained community of Red Mountain Ranch as well as familiarity with the City of Mesa and its commitment to serving its residents by balancing growth while preserving the beauty and well-being of the environment. Since our move to Mesa, we have been extremely impressed with the sense of community spirit and friendliness within the Red Mountain Ranch development and certainly thrilled with the scenic beauty and its surrounds.

The purpose of the correspondence is to express our appreciation for the stance the city has taken regarding the notification requirements, as 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 by Divot Partners will not be approved.

We believe the proposed change requested by Divot Partners 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. We also hold firm that these proposed changes would have a detrimental impact on our use and enjoyment of the community, compromise the aesthetic beauty of the development, and have an adverse effect on resale and property values.

It is our adamant position that Divot Partners must not only follow the city's notification requirements for this major change, but further be denied this proposed change in the Master Plan as it would potentially open up future opportunity for development that would threaten to destroy the beauty, appeal, and comity of the entire community.

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,

William Harris

Teresa Harris

3943 N. Santiago

Mesa, AZ 85215

pattiswisher@gmail.com

To the Board of Adjustment:

Re: BA16-049

I have had the opportunity to read the appeal letter, dated October 19, 2016, from the attorneys representing Divot Partnership. Focusing on page two, paragraph “g” of that letter, it is beyond comprehension that these are the grounds of this appeal. They argue that the Zoning Administrator is intentionally providing legal and factual interpretations that are making the job of the attorneys more difficult and, therefore, more expensive. This is just another way of saying that they do not like the fact that the interpretations of the Zoning Administrator have not agreed with the interpretations desired by Divot. Simply stated, they did not get their way. The attorneys then argue that Divot is being denied Due Process. It is ironic that a public hearing is a hallmark of Due Process, and Divot seems to be against such a public hearing. Divot’s counsel fail to state that it is Divot who does not want to give notice to the thousands of people who will be affected by the requested modification. They do not seem to care about the Due Process rights of these homeowners? Additionally, how can it be seriously argued that four (4) signs posted in a large community informing the thousands of residents of a public hearing is proof of a “one-sided” or “slanted” view as argued by Divot. And the crowning argument, **if we give public notice, it will cause unnecessary public opposition**. Yes, there will be public opposition, but, since when does “public opposition” suddenly become “unnecessary”. The signs were posted only to provide notice. The City’s ordinances and the state’s view on notice all point to one conclusion, **be as transparent as possible**. Divot Partners, obviously, does not agree.

This appeal should be denied.

Thank You

George Boyd

Homeowner at Red Mountain Ranch

Member of Red Mountain Ranch Country Club

Dear Lisa,

I wish to add my strong opposition to the proposed major change to the environment of our Red Mountain Ranch neighborhood.

I am unable to attend the NOTIFICATION HEARING to be held on December 7, 2016, in the Mesa City Council Chambers. I will be out of town. I am appalled that the Divot Partners have in no way, shape or form attempted to notify us in writing, the residents and impacted community of Red Mountain Ranch.

It is imperative that the City of Mesa listen to the many residents of our neighborhood who are vehemently opposed to this project planned by Divot Partners.

Thank-you for your attention to this matter,

Sharon Eivinsen
Red Mountain Ranch Resident, for 23 years
4250 North Ranier Street
Mesa, Arizona 85215

I really want mailed notification regarding the changes for Red Mountain Ranch.

Thank you,
Alex Ruiz-Vasquez
480-358-5323

Ms. Davis;

My name is Jan Jacko and live at 4055 N Recker Rd, Mesa AZ. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club. We have lived here for 5 years and part of the attraction to this area were the quiet, tranquil area which was hard to find around the Phoenix area. The second aspect was the full golf amenities that the Red Mountain Ranch golf club had to offer.

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!

Jan Jacko

December 4, 2016

Mesa Planning and Zoning, Board of Adjustment

Attn: Lisa Davis Lisa.Davis@MesaAZ.gov

PO Box 1466, Mail Stop 9953

Mesa, AZ 85211

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 great community in which we have lived for over 20 years. During that time, we have been members of the Red Mountain Ranch Country Club and Pamela has been an active member of the Homeowner's Association as a past President, Finance Committee Chair and New Construction Committee member.

We were originally drawn to this community thanks to its desert landscape and proximity to nature. Many of our neighbors share this appreciation and consider this a jewel in East Mesa. 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,

Ralph and Pam de Butler

cc.dkknorr@cox.net

Pictures attached, driving range 12/3/2016

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 recently purchased the home at 6502 E. Sugarloaf St, in Red Mountain Ranch. One of the major attributes influencing our decision to buy was the open space directly behind our property. 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.

We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community. Should the proposed changes move forward, we are prepared to halt any planned and future investment in our property. We believe our property value would suffer. If the proposed zoning changes are allowed to proceed, our plan is to sell our property, even if it means taking a loss. We would reluctantly exit the City of Mesa and locate to a more stable community.

We 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.

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 affected residents, our position is 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,

Mark and Lorraine Peterson
December 4, 2016

December 4, 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 housing on the current golf practice area in the Red Mountain Ranch community, as well as potentially other areas. We are familiar with the correspondence sent by the law firm representing Divot Partners and of 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 is clearly a major change to the Red Mountain Ranch community and we strongly support city's decisions to treat the proposed changes as MAJOR and to insure that all those affected will be formally and timely notified of all related activities.

Loss of the golf practice areas would negatively affect nearly everyone in the Red Mountain Community. The golf practice areas are centrally located and are adjacent to an exercise route used daily by many strollers, walkers, runners and bicyclers. Hundreds of people appreciate the open space daily as they pass by. Additionally, the practice areas have been used by local high school girls and boy's golf teams for many years.

The RMRCC Golf Course is a Pete Dye design and is a cut above other courses in the area. A course of this quality relies heavily on its practice facility. If that facility was lost, the course would lose much of its appeal to golfers who play there, and it's likely the course would degrade rapidly. We are further concerned that approval of the current formally proposed change would lead to further, even more detrimental change proposals by Divot Partners.

The Red Mountain Ranch community was developed with a golfing focus. In 1973 When We purchased our lot in the Sky Mountain Estates section of Red Mountain Ranch in 1973. A full-privilege membership in the Country Club was included in the purchase agreement. This membership included continuous access for our family to all the club's facilities – golf, tennis, pool, gym, clubhouse etc. We have used this membership regularly since that time for tennis, golf, exercise and many social activities. This has included use of the golf practice area several times per week. Obviously, the changes proposed by Divot Partners would be seriously detrimental to our property value, to our lifestyle, and to our continuing enjoyment of life in our community.

Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact to all Red Mountain Ranch residents - not only to members of the Country Club and those who play the golf course. The proposal to develop housing on what is now the golf practice area clearly rates as a MAJOR change to the use and zoning of what is now a central focal point and major open-space asset for the community.

The city's position on this matter is well stated and impressively argued. We are very hopeful that the requested change will not be approved.

It is our adamant position that Divot Partners must follow the city's notification requirements for this major change. We also strongly request denial of the Divot Partners proposed changes.

Thank you for your consideration and for your advocacy. Please stay very firm in your position and your resolve!.

Sincerely,

Mary and David Cooper

6446 E. Trailridge Circle, Unit 34

Mesa, AZ 85215

480-832-3017

December 4, 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 Red Mountain Ranch Country Club. We are aware of Divot Partners' plans to develop more housing on the 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 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 wonderful 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,

Warren and Marjorie Waterman

6540 East Saddleback St.

Mesa, AZ 85215

Hi Lisa,

Please find attached my letter for the Board of Adjustment hearing this Wednesday December 7. I understand you will be printing these off and making it a part of the review packet for the members on the Board of Adjustment.

Thank you.

Robert & Victoria Lerum
4055 N Recker Rd. #6
Mesa, AZ 85215

My name is Jan VanDenBerg and I live at 6446 E Trailridge Circle #50 in Sky Mountain Estates, Mesa, AZ 85215.

For over 25 years, my husband and I have enjoyed being in a golf course/fitness/tennis community with all the amenities and friendships that come with being Country Club members.

That Divot Partners (Shelby Futch) is refusing to notify the residents of RMRCC of his petition to change the driving range zoning is totally thoughtless, uncaring, and self serving.

Divot Partners (Shelby Futch) request is a major change and requires a notification to us! Further, I oppose Divot Partner's request for a zoning interpretation change that would affect many aspects of living at RMRCC.

Thank you!

Jan VanDenBerg
janvandenber@cox.net
480-659-1027

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

My wife and I 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.

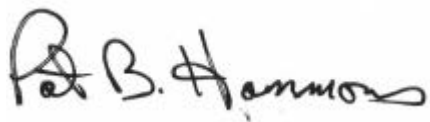
First, we very much appreciate the stance the city has taken, and we adamantly believe it is the correct one. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a Site Plan Review before the Planning and Zoning Board. The city's 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, but Divot Partners **should also not** be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. If you have questions about my position on this matter please contact me. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

A handwritten signature in black ink that reads "Pat B. Hammons". The signature is written in a cursive, flowing style.

Pat Hammons

6417 E. Star Valley Street

(602) 809-3212

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

My wife and I 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.

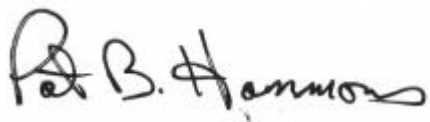
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Red Mountain Ranch is a spectacular community. We believe that the proposed change would have a detrimental impact on our use and enjoyment of our community, and that it would adversely affect resale and property values. The proposed changes, as well 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, but Divot Partners **should also not** be allowed to make the proposed changes at all!

Thank you for your consideration and for your advocacy. If you have questions about my position on this matter please contact me. On behalf of the residents of Red Mountain Ranch, please stay very firm in your position and your resolve!

Sincerely,

A handwritten signature in black ink that reads "Pat B. Hammons". The signature is written in a cursive, flowing style.

Pat Hammons

6417 E. Star Valley Street

(602) 809-3212

December 5, 2016

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

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

Our names are Wade Johnson and Merrienne Mar. We live at Unit 60, 6334 East Viewmont Drive, Mesa, Arizona, 85215.

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,

Wade Johnson & Merrienne Mar,

Unit 60, 6334 East Viewmont Drive,

Mesa Arizona, 85215

My name is Debra Saunders, and I live at 6540 E Redmont Drive in Mesa. I am a resident of The Rock at Red Mountain Ranch, which is directly across the street from the green space that Divot Partners now wants to develop. 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 am adamantly opposed to the development of the Red Mountain Ranch driving range.

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

Regards,
Debra Saunders

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

Lisa,

Living in Phoenix looking forward to retirement after many long years of education and work, we looked all over the valley to find a place to live that had the three G's, golf, gate and gas. We found the perfect spot, Red Mountain Ranch. We wanted to age in place, so we built a home that is very handicapped friendly if the need arises. We love being at a higher elevation and so near the open desert, but the highlight of where we live is the golf course.

If you know anything about golf, a golf course is not complete without a driving range. One must continue to practice to prepare for the game. It is also a gathering place for the serious golfers and the comradery they enjoy.

When one purchases a home in a community with a golf course, the open space of the driving range is desirable. Removing it and building homes on it, reduces the value of the homeowner's property and the enjoyment of the open space the driving range affords.

This is a master planned community and we are astounded of the audacity of the current golf course owners to attempt to amend our Development Master Plan and Rezone 13.5 acres of our community's open space. They tried to do this before and now they are attempting to do so again.

This is a zip code of Mesa that has a very low crime rate with homes that have considerable value. We take pride in our community. Even though we have many ties to Phoenix, we personally attempt to spend our money in Mesa for the tax dollars that will support the city. Even with Amazon Prime use, we first look to local businesses to fulfill our needs.

We have lived here for over 16 years. 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 in this matter.

Sincerely,

Richard A. Carl, DDS, RPh
Kay Carl, RN, BS, CIC
4055 N. Recker Rd Unit 69
Mesa, Arizona 85215-7795

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 Mary Ann Wells and I am a member of the Red Mountain Ranch Country Club and belong to the Ladies Golf Association. I am a resident of the Red Mountain Ranch area and practice my golf at the Red Mountain Ranch driving range. I would be extremely disappointed if the area was appropriated for development.

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 for your support,

Mary Ann Wells

Membership Chairperson

Red Mountain Ranch Country Club Ladies Golf Association

My husband and I, Fred and Mary Lynne Povinelli, are residents of Red Mountain Ranch in N.E. Mesa. We have been made aware of the hearing scheduled for Dec. 7, 2016 before the P&Z Board of Adjustment. We would like to notify the board of our support for the notification requirements of the city of Mesa to case # BA16-049. We believe that the development proposed by Divot Partners represents a major change to our treasured neighborhood. We have been residents since 2003 and appreciate the forethought that the original developer made in planning open spaces and golf course views that give beauty and value to our community. We are daily walkers and enjoy the current mixture of housing and open spaces. We would not want to see our area developed more densely, Please consider the wishes of the residents in Red Mountain Ranch.

Thank you, Fred and Mary Lynne Povinelli
5940 E. Valdai Circle
Mesa, AZ 85215

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 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 the 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.

First, I very much appreciate the stance the city has taken, and 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 and I believe that the requested change must not be approved.

Red Mountain Ranch is a spectacular community. I believe that the proposed change would have a detrimental impact on my use and enjoyment of this 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.

I am also a member of Red Mountain Ranch Golf and Country Club, and should this change actually take place, would certainly be engaging in legal action against the club owner, as the value of my membership would be substantially reduced.

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

Sincerely,

Pamela Prenovost

5940 E Taunus Circle

Lisa: Thank you for the response to my recent email re Divot Partners. In light of your clarifications, I would request that the Planning and Zoning Board gets a copy of my revised note below. You may disregard my November 28 email. Thank you.

Mesa Planning and Zoning:

We strongly support the City of Mesa's position to require Divot Partners to provide written notification to the affected residents of Red Mountain Ranch for the hearing on the Zoning Administrator's Interpretation.

As a property owner and tax payer with two homes in Red Mountain Ranch, we wish to express our strong opposition to the proposed development of the driving range at Red Mountain Ranch Country Club into more residential units, of whatever character. Such development would constitute a major and detrimental change to the use of the property, negatively effecting density, traffic, and aesthetics in the immediate and surrounding areas. Among the amenities that attracted us to Red Mountain Ranch are the country club, golf course, and driving range. If the country club/golf course loses its driving range/practice facility, it loses a major asset and part of its character. A high-quality golf course, which description accurately describes RMRCC, without a driving range/practice facility, becomes a second-tier golf facility. We did not buy/invest in RMR to access a second-class facility, nor would future residents should the changes envisioned by the applicant come to fruition. The re-zone would negatively affect property values in the area.

We like the community and the density as it currently exists. Major changes, such as Divot Partners wishes to effect, need to be considered carefully and be vetted through the re-zone application process. I believe such a process should result in a denial of the re-zone request, once the full impacts of such a major change to the community are considered.

Thank you for your time and consideration.

Respectfully,

Charles and Patricia Jay

3921 N. Recker Rd.,

Mesa, AZ 85215

Lisa Davis

Lisa Davis

I was just informed by my neighbor to check out the very small sign posted at the front of my neighborhood for a possible rezoning of portions of my neighborhoods golf course or open spaces. I was able to find out that this

“Notification” Hearing on [December 7](#) was for Planning and Zoning regarding the development of the open spaces at Red Mountain Ranch by Shelby Futch and Divot Partners. Based on my research the rezoning involves a major change to our community. This type of rezoning must follow the same county guidelines as all developers and shouldn't have been something that could be slipped by without the homeowners being involved.

Karen Kamm

Sent from my iPhone

Sent from my iPhone

December 5, 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 belong to the Red Mountain Ranch Golf and 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 enjoy all the benefits it provides and are especially active in outdoor pursuits including golf, walking and biking. 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,

Brad and Donna Wood
4238 N Tabor
Mesa, AZ

Hello Lisa,

Thanks for the good information. Here is my input.

As a resident for over twenty years in the Sienna Hills development at Red Mountain Ranch I am adamantly opposed to this huge change. The proposed changes to the open space now being used as a golf course practice area constitute a major change to the Red Mountain Ranch community and current zoning. Because the change is so significant, Divot Partners MUST be required to provide written notice of their intentions to all of the residents.

All of the landowners including Divot Partners knew of these long standing restrictions when they bought their property. Nothing has changed. We should not 1,700 homeowners suffer for the greedy few.

Howard Trucks

Sent from my iPad

> On Nov 30, 2016, at 3:01 PM, Lisa Davis <Lisa.Davis@MesaAZ.gov> wrote:

>

> Howard,

> I received your letter in regard to the appeal case BA16-049 in regard to the minor/major amendment to the PAD. The appeal case BA16-072 on the agenda of the Board of Adjustment meeting for December 7, 2016 is appealing the mailed notice requirement for BA16-049. The Zoning Administrator required that all property owners within and 500' beyond Red Mountain Ranch PAD be notified of the original appeal case. The property owner is appealing the mailed notice requirement, case BA16-072, and this appeal will be heard at the December 7, 2016 meeting.

>

> At this time the appeal case BA16-049 has not been scheduled. We will keep your letter and provide to the Board when case BA16-049 is heard. There are many moving parts to these requests and we will be doing our best to provide the Board with the information as is appropriate for each discussion. These cases are also much different most people are familiar. I will do my best to keep all of you informed of the cases as well.

>

> Let me know if you have any other questions.

> Thank you,

>

> Lisa Davis

> Planner II

> City of Mesa

> 480-644-3594

>

> City offices are open Monday-Thursday 7AM - 6PM

>

> -----Original Message-----

> From: Trucksstop [<mailto:trucksstop@cox.net>]

> Sent: Wednesday, November 30, 2016 2:42 PM

> To: Lisa Davis <Lisa.Davis@MesaAZ.gov>

> Subject: RMR Rezoning

>

> Please vote against this. Over 1700 homes were sold to us with an open space restriction. There is no reason to change this for the greed of a few.

> Thank You. Howard Trucks. Trucksstop@cox.net

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> Sent from my iPad