

From: Betty Walters <betty@bettywalters.net>

Sent: Sunday, December 4, 2016 7:27 PM

To: Lisa Davis

Subject: RE: RMR Rezoning: December 7 Notification Hearing

To Mesa Planning and Zoning Committee:

This email is being written by Betty Walters, a home owner at 6455 E. Star Valley St., in RMR community since 1993. I truly support the committee's position

Stating the driving range at RMR to a residential homes is indeed a **major change** and does require notification by Divot Partners to all home

owners in this community. The disruption to our community will be huge! Our quiet neighborhood will go from one of being totally

developed to one of constant noise, increased street traffic and destruction of a heavily used driving range, bike and walking pathways,

as well as decreasing the values of our homes. I adamantly support the city's well documented position that Divot Partners must follow

the requirements already stated and well documented by the city.

I also am member of the 18 hole golf course Red Mountain Ranch Country Club and use the driving range for practice, taking lessons

from the pros in the pro-shop, as well as warming up prior to actual games. To change the zoning of this driving range will not only

impact all who work in the golf business but all members of the course. This also impacts all of our current membership contracts.

No golfer wants to belong to an 18 hole course and not have a place to practice and warm up. As members of the golf course throughout

the years we have seen our course move from a private course to one that is semi-private with the owner not doing the required

preventive maintenance needed to keep the course in the condition it was in when purchased.

This is the second time homeowners of this community has had to fight for our rights against the partnership of Shelby Futch and Diviot Partners.

Please keep the current city requirements and zoning regulation of this property.

Sincerely,

Betty Walters

From: MURRAY BELL [<mailto:mbellaz@msn.com>]
Sent: Tuesday, December 06, 2016 10:24 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Case No. BA16-049

December 6, 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 Murray Bell, and live at 6446 East Trailridge Circle, # 73, in Mesa. We are residents of the Red Mountain Ranch development and members of Red Mountain Ranch Country Club . We have lived in this home and members of the golf club for 25 years.

We are active in golf at Red Mountain Ranch and have supported the elementary school in the community even though our children never attended the school.

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,

Murray and Leslie Bell

From: Mary Fehr [<mailto:mfehr1008@gmail.com>]

Sent: Monday, December 12, 2016 8:55 PM

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

Subject: Appeal of Notification requirements Relative to Case no. BA16-049

Mary Jane Fehr, Ph.D.

6333 E. Viewmont Drive, #68

Mesa, AZ 85215

December 12, 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 (the Ranch). It has come to my attention that Divot Partners plans to develop more housing on the current golf practice area of the Red Mountain Ranch community, i.e., the golf-course practice area. I am familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's responses.

I appreciate the position that the City of Mesa (the City) has taken, and strongly believe that is the right thing to do. I feel that the City's position is well thought-out, nicely argued, and impressively stated. 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. Because of the City's well written and strong position, I am guardedly optimistic that the requested change of the Divot Partners will NOT be approved. It simply must not be allowed. Thank you to the Board members for so strongly supporting us—the home owners of the Ranch.

This is critically important, truly. Red Mountain Ranch is a wonderful place to live. There is no way that the proposed development, with houses replacing the golf-practice area, will do anything but detract from the quality of life we enjoy here. Moreover, I consider it a personal affront to even be considered—rather a 'bait and switch' from the community that I bought into when I purchased my home here in Red Mountain Ranch. This would constitute an affront to

every one of us—the home owners of the Ranch. For sure, it would affect quality of life, property values, and resale values—all for the negative. How can Divot Partners even justify this proposal? What are their motivations, and do they not realize that Mesa and its citizens will not stand for development that works against the values that affect the Ranch, the City, and the City's mission and commitments to the community?

Please, my position could not be more clear: Divot Partners **MUST** follow the city's notification requirements for this major change, and Divot **MUST NOT** be allowed to make the proposed changes, period.

Thank you for your leadership, for your consideration, for your advocacy, and for your strong concern on the part of the citizens of Mesa, i.e., the people of Red Mountain Ranch.

I offer my services by way of any additional assistance that the Board might need: 480-888-6606.

Sincerely,

Mary Jane Fehr, Ph.D.

Resident of Red Mountain Ranch

6333 E. Viewmont Drive, Unit #68

Mesa, AZ 85215

Cell Phone: 480-888-6606

Email: mfehr1008@gmail.com

From: Arthur A Cecala [<mailto:AACecala@msn.com>]

Sent: Wednesday, December 07, 2016 9:39 AM

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

Subject: Community advisement of Major effecting change

Dear Ms. Davis:

A construction of this nature will have a very negative impact on each member of Red Mountain community. If this major destruction of a highly-valued Community monument so to speak is completed without notification to all property owners and businesses it would be a highly unjust, underhanded move on the part of ANY development of this magnitude.

Written notification should be required to ALL community members.

Arthur and Janet Cecala

Red Mountain resident for 16 years

P.S. Your consideration of our request is appreciated.

From: onebigdad45@aol.com <onebigdad45@aol.com>
Sent: Saturday, December 3, 2016 8:41 AM
To: Lisa Davis
Subject: Mesa Zoning!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Dear Ms. Davis,

We moved here to Red Mountain Ranch from Southern California in 2000 due to the fact that the community was well kept & the homes were beautiful. Plus of course, The Red Mountain Golf Course & driving range. We loved all the greenbelts and the open spaces with far less people than Southern California.

We are extremely upset that Mr. Shelby Futch & his Divot Partners are trying to convert another open area to more buildings & homes for his or their own financial gain. This is NOT a MINOR ZONING CHANGE, IT IS A MAJOR ZONING CHANGE. My wife & I firmly stand behind the City of Mesa & also consider this a MAJOR ZONING change.

Our home does not join the proposed construction area, however I feel extremely sorry for any of the homeowners adjoining this project due to the fact that they will lose their greenbelt views & much of their privacy.

Mr. Futch has done this before by ruining the Painted Mountain Golf Course by building all those homes in a small crowded area causing those members of that course to lose their driving range & one of their nine hole courses.

We would sincerely hate to see this situation occur here in Red Mountain Ranch.

Sincerely,

Barry and Margaret James

6039 E. Viewmont Drive,

Mesa, AZ, 85215.

From: Keith Buresh <kburesh@yahoo.com>
Sent: Thursday, December 1, 2016 9:55 AM
To: Lisa Davis
Subject: proposed new construction by Divot Partners

Mesa Zoning

My wife and I built our home in Red Mountain Ranch in 1993. We very much enjoy the wide open spaces, green belt areas, amenities, activities, and friends and neighbors of our little community. We are appalled that Mr Shelby Futch and Divot Partners are planning on converting another open space to more buildings, homes, or whatever. For them to consider this change in zoning to be "minor" is ludicrous. We firmly stand behind the City of Mesa in considering this a MAJOR change,

Although my home does not join the proposed construction area, I can only imagine the horror of homeowners that do adjoin, to the fact of losing their view, greenery, and privacy that they had come to enjoy. It seems Mr Futch is laughing at the City and believes he can do what he pleases. I watched as he destroyed the beautiful desert surrounding the Painted Mountain Golf Course by jamming homes on top of each other. I don't want to see that happen here.

Sincerely

Keith and Leta Buresh
6010 E Viewmont Dr
Mesa, Az 85215

From: Robin Saunders <aboveparquits@yahoo.com>

Sent: Thursday, December 1, 2016 4:26 PM

To: Lisa Davis

Subject: Re zoning red mtn ranch

Please know that I have never seen a community come together to try to preserve our property like this effort. All residents as well as club members of red mtn are vehemently opposed to rezoning the driving range to any type of housing. It would not be the same property that we all enjoy and have vested our lives in. Please do not let divot partners ruin what we have here at red mountain.

Sincerely,

Robin Saunders

4055 n recker rd #62

Sent from my iPad

From: Bob Snider [<mailto:vermi1@msn.com>]
Sent: Wednesday, December 07, 2016 7:59 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Red Mountain Development

I am a resident of the Red Mountain Community and recently have become aware of the plan to develop the area next to the golf course. I was not formally notified any hearing pertaining to this major change to the site plan. I have lived in the community since 1992 and adamantly oppose the development. It is my understanding the area development plan could not be changed therefore the proposed development cannot be allowed and the city can not rezone it. Furthermore, I have been informed the rumor is the city is under threat of a lawsuit by the developer. Hopefully you will not be intimidated into approving the plan because of the threat.

Respectfully:

Robert D. Snider

5964 E. Vermillion Street

Mesa, AZ

From: Constance M Labat <cmlabat471@aol.com>

Sent: Monday, December 5, 2016 7:26 AM

To: Lisa Davis

Subject: Red Mountain Notice for notifying residents of green spaces development

Please add my email to those of us who are protesting the
Development of the driving range at RMRCC for housing structures.

We purchased our home in this area because of the feeling of openness that this area offers. Everyone would be affected with this drastic change and the golf course would lose a great deal of prestige by not having a driving range.

In addition, the beauty of the open area adds to the value of Homes already in the area. I would want to see an analysis of the real estate backlash on this project.

The reason we bought here in the first place was the cc driving range and course. Everyone feels cheated not just because the game changed, but because there seems to be a total lack of respect for existing home owners in the area by the developing party. We all pay taxes here, and we want this to stop. Thank you for listening. Build condos somewhere else or sell the golf course and driving range to parties that would update and restore it to its original glory. Trust us, this isn't going to help the membership in that club.

Thank you. Connie Labat. 3803 n Gallatin
Sent from my iPad

From: Roxanne Pierson [<mailto:roxannepierson@gmail.com>]
Sent: Wednesday, December 07, 2016 4:10 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Red Mountain Ranch notification hearing tonight

Hi Lisa,

I am out of town and will not be able to attend the Notification Hearing at 5:30 this evening regarding the ongoing saga with Divot Partners and Shelby Futch.

Please note that I support the City of Mesa's position that this is a "major" change to the Red Mountain Community. Not only is it a financial loss for the residents that paid lot premiums; it's also a loss for those that purchased golf course memberships that included the use of a driving range.

Thank you.

Roxanne Pierson
ABR,CRS,GRI,SFR
[480-985-5442](tel:480-985-5442) Office
roxannepierson@gmail.com

From: Steve Paule [<mailto:spaule@cox.net>]
Sent: Tuesday, November 29, 2016 11:06 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Red Mountain Ranch Country Club Case BA16-049

Dear Ms. Davis,

My wife and I became Golf Members at Red Mountain Country Club in 1996 moving from Ohio. We previously had checked out

golf communities throughout the area but enjoyed the views, the quietness, the openness found at Red Mountain, much preferable

to the congested golf communities in Scottsdale etc.

We know you have heard from many others here at Red Mountain speaking out against Divot Partners and their plans so I will cut

this short.

If you were to see the three golf holes (10, 11 and 12) that surround Red Mountain driving range you will see that same openness and views of the valley that brought us here. The green on No. 10 is the highest point on the golf course and the views from there are spectacular. Any housing on the driving range would eliminate that view as well as other views of Red Mountain itself.

Also we live on the course and we all know that real estate values have gone through some hard times. Now as we have regained some of that value (increasing our annual property taxes) that would all be reduced if the value of Red Mountain Country Club is reduced, which will happen if Divot Partners get their way. Corporate profits at the cost of individual property values.

Thank you for listening.

Steve and Brenda Paule

6364 E Star Valley Circle

Mesa, AZ 85215

spaule@cox.net

From: Matt Winkler <matt@winkler.com>

Sent: Friday, December 2, 2016 12:38 AM

To: Kris Miller

Cc: Lisa Davis; dkknorr@cox.net; Charles.Maxwell@RussLyon.com; Bill; jaynwilliamson57@gmail.com; Lindsay Rios; vsilides@hotmail.com

Subject: Re: Red Mountain Ranch Driving Range

Bamm! Awesome letter Kris. :)

Sent from my iPhone

Please pardon miskeyed information

Matt Winkler

480-233-4558

Matt@Winkler.com

On Dec 1, 2016, at 9:05 PM, Kris Miller <krismiller6@cox.net> wrote:

Lisa,

I am a Home owner in Red Mountain Ranch as well as a Realtor who sells in the area. I have attached a photo of the driving range that I hope speaks volumes all on its own. I also have attached a map showing the outline of the subdivision footprints, the Golf course and the Community building area for the Restaurant, pool, tennis parking etc.

Turning the Driving Range into an area of homes will impact the community in so many ways, and much of it unfortunately will not be a positive. It will serve as a negative impact for the overall community as well as the city.

The first photo represents something that is enjoyed by the local residents, individuals playing golf, homeowners and anyone driving, walking, or biking Redmont between Recker Rd & Power Rd. It is not unusual to see someone linger in the area while on a walk to enjoy the view. Cars slow down and often pull over to take the view in and those living around this spot paid a premium to be able to enjoy the beauty from their private property. Years ago when Mobil Oil was developing the community the placement of homes, lot sizes, neighborhoods, streets, community buildings, parking, golf course, and open area was well thought out and for a reason. A reason that still exists today.

One look at my 2nd attachment shows the intentional flow of the area taking into consideration the main streets and adjacent lands and their use. It all made sense back then and still makes senses due to how it was developed and planned. The layout and product gave buyer's a reason to invest in a community that at the time was considered by many to be on the outskirts of Mesa. It gave the owner of the Golf Course something special to market as

well. A Pete Dye course is/was a recognized name in the golf community and set an expectation of being something special... a step above other golf communities. The planning that went into the creation of Red Mountain Ranch covered all the key components. It encompassed smart layout of neighborhoods, diverse price point and products being offered. The flow of streets, OPEN space, views of Red Mountain, proximity to the lake and river, they were all components and considered when the area was being developed to create something special that would be recognized and desired by many generations of homeowners.

To deem the Driving range removal as "minor" and turn it into homes would be a tragic mistake for the residents who have invested their money into homes as well as those individuals coming to spend their money to play golf or join the club. The driving range represents more than the size of the parcel of land it sits on, and more than the function it serves to those member who are allowed to use it. It also represents a feeling and emotion to anyone driving, walking or biking along Redmont. To replace such a great piece of the Master planned community in favor of building more homes would be tragic.

It is understandable that DIVOT partners is trying to re-coop money "lost" with the down turn of our economy over the last years. The interest in golf has suffered. Interest is expected to decline as Baby Boomers who loved golf and made it popular are aging and future generations are not showing the same interest in the sport.

The request being presented is for the good of one entity only - DIVOT partners. This is one of the least expensive ways to try to re-coop money for them and one that I believe was successfully used at another local golf course (Painted Mountain). Because of that success it may seem like a solution for them. There are however very significant differences between that community and Red Mountain Ranch's Community. To allow this to be deemed a " minor change" to Red Mountain Ranch is a HUGE understatement in my opinion (both as a Realtor and a homeowner) and would be a travesty for the homeowners and the city long term.

It would impact the pocket book of many homeowners in the form of resale value as well as enjoyment of the beauty currently present . It would also impact the City's revenue as property values and popularity would surely decline.

The biggest take away for me on this is that Mesa City government needs to recognize areas in the city that are "jewels", then step forward to protect those "jewels" for future enjoyment and growth. Red Mountain Ranch is one such jewel. If protected it will be valuable just as other planned communities like Las Sendas or Eastmark have proven to be. It is time to put this proposal to bed once and for all, no matter how it is approached. The Driving Range going from its current state to an area containing any number of homes is not a MINOR change to the community, period.

Lets start a new cooperative effort. Work together (Homeowners, City, Divot partners) to improve what is going on in the community with the known decline of the golf course. How can what is in place be used in a way to enhance the community and possibly help the bottom line of the owner(s). It is not in the best interest of anyone to have the golf course decline so it no longer part of the draw to the area. I am sure many others feel as I do. They would be happy to participate in the effort to enhance our neighborhood and help DIVOT partners with alternative solutions to lessen any burdeon they are currently experiencing.

Thank you for your time on this subject.

Sincerely,
Kris Miller

From: Sandy Etnyre <ssetnyre@hotmail.com>

Sent: Friday, December 2, 2016 3:03 PM

To: Lisa Davis

Subject: Red Mountain Ranch homeowner

Dear Lisa, I have received several e-mails from neighbors & friends @ Red Mountain Ranch regarding Shelbie Futch & his group wanting to develop the land that is right now our driving range! Ridiculous!!! My husband & I purchased our home in Sienna Hills 20 years ago this coming April. Of course the golf course, driving range were one of the selling points for us. I do not come out to Arizona until January from Indiana & will not be able to attend the meeting on this coming up next week. If I were in town I would be there. Shelbie has done nothing positive since his group took over the golf course several years ago. We cannot let him destroy the value of homes & scenery in Red Mountain Ranch just to develop more condos. Please put a stop to this. Thank you! Sincerely, Sandy Etnyre (Mrs. Tony L. Etnyre, 6334 E Viewmont Drive, #22!

Sent from my iPhone

From: Ferne Zabezensky <luv41koala@peoplepc.com>

Sent: Wednesday, November 30, 2016 5:10 PM

To: Lisa Davis

Subject: Red Mountain Ranch proposal

As a resident of RMR building housing on the open green space IS NOT a minor change.
Please do not allow this to proceed.

Ferne Zabezensky

Sent from my iPhone

From: Jana Maxwell <maxwelljk@aol.com>
Sent: Monday, December 5, 2016 5:40 PM
To: Lisa Davis
Subject: Red Mountain Ranch Rezone of the Driving range

Dear Lisa Davis,

I have been a homeowner (4 different homes) at Red Mountain Ranch since 1994 and all fronting on the course! Friends introduced us to Red Mountain Ranch after playing the course and seeing the facilities..we were sold! My husband and I purchased a lot and built a home here for eventual full time retirement. We purchased a FULL GOLF MEMBERSHIP before we even built. That meant we had full access, year around to all the facilities Mobil Oil had developed including unlimited golf and range facilities. I was a beginning golfer and that range was where I spent my time learning the game! A year later the golf course changed ownership and has changed 3 times in my time of ownership! Shortly after initially joining, a 'lifetime membership' was offered and we dropped the wad of cash to have that membership. Of course it included everything we already were promised; unlimited golf, **RANGE**, pool, fitness center, clubhouse etc. Each time the ownership changed, our 'Lifetime' membership was accepted and included in the sale to the new ownership.

Originally when "Scottsdale Golf Group" (present owners) purchased they asked the different memberships what they would like to see and have improved with the facilities. Sounded great! A few things actually happened but that hasn't been the case for some time. It appears to most members that, the not so new owners, are interested in sucking any cash they can from this property and lining their pockets or purchasing additional properties or ??? We certainly saw them do that at Painted Mountain and perhaps other courses they own.

Many years have gone by but the range has always been a big part of being a member at Red Mountain Ranch...recoveries from surgeries....back at the range!! Gone for some vacation time....back at the range to recover that swing. Repeated and constant use of the range facilities are basic to the entire membership. The impact not having a range would be devastating to our very active Women's, Men's, Senior groups and our local High School! Holding guest days, tournaments and belonging to several valley wide leagues could come to an end! A course without practice facilities is not a full course and not invited to leagues or inviting to play.

All these years living in this wonderful 'corner' of Mesa would also be greatly impacted by the loss of this facility and addition of MANY more homes and traffic. Our streets are

not wide or built to add more traffic!! We love being bordered by Native land and National Forest. We need and want this green space that was in the original land development left as it is!!!! This is a big, giant valley with lots more space to build more homes, don't take what green space we have and cram it with more wall to wall houses!!!

Thank You, Jana Maxwell 6339 E Star Valley Circle (Hole 4), Mesa, AZ 85215

From: Ted Johnston <tedcal@telus.net>
Sent: Thursday, December 1, 2016 4:07 PM
To: Lisa Davis
Subject: Red Mountain Ranch Rezoning discussion.

Dear Ms. Davis,

As a property owner and tax payer in the Red Mountain Ranch community of Mesa I would like to express my concern about the suggestion that Divot Partners have the right to proceed to develop for residential use those lands currently utilized as the driving range and practice facility of the Red Mountain Ranch Country Club without a full public consultation regarding rezoning those lands. Such a change of use would constitute a Major Change to the master plan for this community with a significant reduction in green space and a possible negative impact on water flows and drainage through that part of the community and it is of such importance the city must insist that all residents of the community be notified of the proposed changes with an opportunity to make their concerns heard by city council prior to any consideration by council of approving such a significant change of land use.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Johnston', is enclosed in a simple black rectangular box.

Edward Johnston
5940 E Taunus Circle
Mesa, 85215
(480) 621-8490

From: djhawkaz@gmail.com <djhawkaz@gmail.com>
Sent: Saturday, December 3, 2016 10:23 PM
To: Lisa Davis
Subject: Red Mountain Ranch Rezoning hearing

Dear Ms. Davis,

Residents of the planned RMR community invested their confidence in the zoning integrity when they purchased homes in the area. Divot partners were aware of the Master Plan, too, when they purchased the

property. Their intent to develop the driving range area removes open views for numerous resident investors that surround the property, and has an extreme impact on the Club's ability to attract and keep golf club members. Real estate development of that area would have a significant harmful impact on those homeowners as well as the club membership at large. The Master Plan envisioned a private Country Club, and the looming threat of changes to the plan has already had a negative effect on the community. Having the matter effectively resolved surely would benefit both homeowners and Divot Partners.

Residents of the Red Mountain Ranch community trust the Planning Commission to protect the original Master Plan as it was approved upon development of this master planned community.

Thank you for your consideration of our concerns.

Sincerely,

Judith Hawk

6446-23 E. Trailridge Circle

Mesa, Az 85215

Sent from [Mail](#) for Windows 10

From: gerry howatt <gphowatt@gmail.com>
Sent: Monday, December 5, 2016 5:36 PM
To: Lisa Davis
Subject: Red Mountain Ranch Rezoning

My name is Gerry Howatt
6508 East Sugarloaf Street
Mesa, Az 85215
480 3964256

Re: Appeal of Notification Requirements to Case No. BA 16-049

We have been home owners in Red Mountain Ranch since January, 1989 and are adamantly opposed to the proposal to develop housing on the current golf practice area of Red Mountain Ranch community. We are aware of the request made by Divot Partners to rezone this area and are very hopeful that this request will not be approved. It was put before the City of Mesa Planning and Zoning Board several years ago and was thankfully rejected at that time.

The proposed development will seriously impact our golf membership, our enjoyment of the open spaces and the effect on our property value as we are located on #10 fairway. When we joined R.M.R almost 28 years ago it was the attraction of the facilities, primarily the Pete Dye golf course, that caught our attention. Divot Partners plan to change that by the addition of multi housing units in what is now the practice area which is crucial to a golf course.

Thank you for your consideration and advocacy in this matter.

Sincerely,
Gerry & Pauline Howatt

From: rsirois <rsirois@persona.ca>
Sent: Thursday, December 1, 2016 10:16 AM
To: Lisa Davis
Subject: Red Mountain Ranch vs Divot Partners

Please see the attached.

Thank You

Ron

December 1, 2016

City of Mesa Planning and Zoning,
Board of Adjustment

Re: Appeal of Notification Requirements relative to Case # BA16-049

My name is Ron Sirois and I am a resident of the Red Mountain Ranch development and also a member of the Red Mountain Ranch Country Club. My address is Unit 54, 6334 E Viewmont Drive, Mesa AZ, 85215.

I am concerned that development of more housing within the current driving range area of the Red Mountain Golf Course will have a severe detrimental impact relative to increased traffic and noise within the community. Aside from the detrimental effects on resale values of our property there is also a safety issue as many people use electric golf carts to go to and from the golf course itself. Many of us feel very safe in walking the streets with or without our pets without a concern for the potential of many more vehicles coming into and out of our area.

I applaud the City of Mesa for the stance it has taken and trust the requested change by Divot Partners will not be allowed. The change requested by Divot Partners would have a an extremely negative impact on our community.

Thank You

Ron Sirois

From: Jean and Jim Bridgeman [<mailto:bridgejj@hotmail.com>]
Sent: Wednesday, November 30, 2016 1:01 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Red Mountain Ranch Zoning Change

This letter is to protest the heavy-handed effort by Shelby Futch to change the zoning at Red Mountain Ranch, eliminating the open space currently used as the driving range and practice area for members and guests of Red Mountain Ranch Country Club. This area serves a very important function for the golfers in our community and Mr. Futch's greedy attempt to build houses on this tract will negatively impact our property values as well as our enjoyment and well-being. For the good of ALL the residents of Red Mountain Ranch, PLEASE don't allow approval of this zoning change.

Thank you,

Andrew O. Bridgeman
Member of RMRCC

Sent from [Mail](#) for Windows 10

From: Heinecke, Dennis <Dennis.Heinecke@agcocorp.com>

Sent: Wednesday, November 30, 2016 5:20 PM

To: Lisa Davis

Cc: Marcia Heinecke (mheinecke10@gmail.com)

Subject: Red Mountain Ranch

Lisa:

We are fairly new (approximately 4 years) residents with a house located on hole 5 of the Red Mountain Ranch community.

We thoroughly enjoy the area. We are quite concerned that this potential change of zoning is occurring with the development of the non-golfing area.

There is no doubt that it will have a negative effect on the area's property values as the County Club's is the center of the area. We also have been members of the Golf Course for the last four years. Without the practice facilities and intended green space for training courses, this will diminish the value both for the golf membership plus also the real estate values to recruit future members.

It is highly likely that Shelby Futch/Divot Partners will initiate actions as he has done at other owned course like Painted Mountain. We are extremely concerned that he does not see this as a major change to the community therefore trying to circumvent the zoning authority by indicating that it is a minor change.

Dennis & Marcia Heinecke

6241 East Star Valley Street

Mesa , AZ 85215

dheinecke111@gmail.com

From: Allen Porter <APorter@tanknology.com>

Sent: Thursday, December 1, 2016 6:35 PM

To: Lisa Davis

Subject: RMR Driving Range

Dear Lisa,

We are homeowners at RMR – Country Club Estates and are strongly opposed to the possible conversion of the driving range. We believe the proposed change will negatively and materially impact the current residential community.

Sincerely,

Allen Porter

-----Original Message-----

From: sueruther@cox.net [<mailto:sueruther@cox.net>]

Sent: Tuesday, November 29, 2016 8:23 AM

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

Subject: RMR rezoning

Sent from my iPad. Let me thank you for the time and energy you are putting into this "fiasco" . As you know, Shelby Futch came to the members of Red Mountain Ranch Country Club a few years ago, requesting we approve a rezoning of the driving range. He assured us all, in private meetings, that he had no intention of building there, he just needed the rezoning so he could use the property to borrow against for other projects. We did not believe him and the members did not approve. We are members of the Red Mountain Community and the Red Mountain Country Club. When we bought our home in 2002, it was primarily to be a member of the golfing community. We had a nice facility, a community pool, a driving range to practice and a great course to golf. We paid for that with our initiation fees. There was not a clause in the paper work that said the range was there at Shelby Futch's discretion. We love this community, the golf course, the open space and resent that Divot Partners think that they can just take it all away so Shelby can turn our course into another Painted Mountain.

Please do not approve his rezoning request. It will impact the value of our homes, our enjoyment of our community, the high school teams that practice here, to say nothing of disregarding all of the membership contracts signed and paid for for the Country Club.

Sincerely,

Susan Rutherford
4055 no. Recker rd. unit 4
Mesa,az 85215

-----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.

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

Thank You. Howard Trucks. Trucksstop@cox.net

Sent from my iPad

From: Bill O [<mailto:bill42897@hotmail.com>]
Sent: Wednesday, December 07, 2016 2:55 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Today's Upcoming Meeting - Case No. BA16-049

Hi Lisa, please see the attached letter. Thanks.

December 7, 2016

Lisa Davis, Economic Development Specialist
City of Mesa Planning
and Zoning, Board of
Adjustment PO Box
1466, Mail Stop 9953
Mesa, AZ 85211

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

Dear Ms. Davis,

We are home owners in Red Mountain Ranch and 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,

A handwritten signature in black ink, appearing to read "Bill Cullen". The signature is fluid and cursive, with the first name "Bill" being more prominent and the last name "Cullen" following in a similar style.

Mesa, AZ 85215

bill42897@hotmail.com

From: Nick Timpone <bmcnick1@hotmail.com>
Sent: Thursday, December 1, 2016 9:39 AM
To: Lisa Davis
Subject: Red Mountain Ranch Zoning

I am writing this to voice my opposition of the proposed development of the RMR country club driving range. I side with the city of Mesa that this is a major change and should be rejected. I also oppose any major development in the RMR community. Thank you.

Nick Timpone. RMR resident

Sent from my iPhone

From: Ed Kenna <redmtned12@gmail.com>
Sent: Thursday, December 1, 2016 11:15 AM
To: Lisa Davis
Subject: Red Mountain Ranch

Ms. Davis,

We wish to express our opposition to any plans that aim to change the Red Mountain Ranch golf course driving range into any housing or commercial parcel. The range is vital to the members of Red Mountain Ranch country club and any building would certainly be a serious blow to the members as well as impact the community with traffic and density. As members of RMR we strongly oppose any rezoning.

Thank you,

Christine and Edward Kenna

Red Mountain Ranch CC members since 1990.

From: ladywithaplan@aol.com <ladywithaplan@aol.com>

Sent: Thursday, December 1, 2016 11:23 AM

To: Lisa Davis

Subject: Red Mtn Ranch - Stop the Squeeze

Dear Lisa,

I reside in Red Mountain Ranch and am shocked to hear of possible rezoning with residential construction where we currently have a driving range. This would be a major and undesirable change to our neighborhood / community and we need to put a stop to it.

I am a general contractor myself and understand someone believing they can come in here and make a lot of money by squeezing more homes into a beautiful area, **HOWEVER**, the existing area **IS** beautiful because it has not been squeezed and should remain the way the residents have loved it for so many years. This type of change would diminish the value of our homes and diminish the unique traits of our neighborhood.

Thank you,

Cheryle Martin

6446 E Trailridge Circle

77 Sky Mountain Estates

From: Thomas E Cluley [<mailto:tomcluley@aol.com>]
Sent: Wednesday, November 30, 2016 1:08 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Rezoning of RMR Driving Range

Lisa,

My name is Tom Cluley, my wife Susan and I are owner/residents living in the Sienna Hills portion of Red Mountain Ranch. We believe that the action that Divot Partners is attempting in developing a new residential area where the RMR Driving Range currently exists not only represents a "Major Change", but one that will have an adverse effect on real estate values in general, cause added congestion, eliminate a valuable benefit for paid club members, adversely affect the aesthetic beauty of the community offered by the open space provided by the range and dramatically lower the value of homes in direct proximity to the current open space, further lowering comp values in determining mortgage levels.

We are adamantly opposed to this action and highly support the City's position that this is a "Major Change" to our community.

Sincerely,

Tom and Susan Cluley

-----Original Message-----

> From: Laurie Dohrmann [<mailto:laurie@dohrmann.org>]
> Sent: Tuesday, December 06, 2016 11:29 AM
> To: Lisa Davis <Lisa.Davis@MesaAZ.gov>; Dave Dohrmann <dave@dohrmann.org>; Sign Info <SignInfo@MesaAZ.gov>; Peggy <peggycash@cox.net>
> Subject: Red Mountain Ranch Rezoning Complaint
>
> Hello Ms Davis and Mr. Sheffield
>
> We have been informed by members of our neighborhood in Red Mountain Ranch that a Rezoning Hearing will be held on December 7 to consider building residences on the putting green of our community golf course.
> Further, we have been informed that the developers, Shelby Futch and the Divot Partners, are appealing the interpretation of the zoning to consider these changes "minor". This information has been slipped past the residents so that only a handful of our residents are aware this is happening.
>

> This rezoning should absolutely be considered a MAJOR change to our community, and all residents should be informed of any hearings or opportunities to protest this development on the golf course.

>

> As residents of Mesa and Red Mountain Ranch, we ask that you deny the appeal to interpret Futch's and Divot Partners proposed changes as "minor" and that you inform residents of RMR to the fullest extent possible.

>

> Building homes in that area would detract from the natural beauty and open spaces that drew us and our neighbors to this community, not to mention the construction, noise and traffic that would adversely affect our neighborhood. This particular area has been a draw for wildlife as well -- we've spotted javalina, wildcats, coyotes, jackrabbits and more. What a shame to destroy a habitat that adds to the serenity and beauty of our community.

>

> Thank you for addressing this issue.

>

> Sincerely,

>

>

> Laurie and Dave Dohrmann

>

> 6434 E. Raftriver St.

>

> Mesa, AZ 85215

>

> (480) 641-5390

-----Original Message-----

From: Mike Leonard [<mailto:mtcjleonard@gmail.com>]

Sent: Sunday, March 19, 2017 7:07 PM

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

Subject: Red Mountain Ranch golf course

Hello Lisa,

I'm sending this email in complete opposition of any development to the Red Mountain Ranch golf course as there is a hearing for this on April 12th. This was built as a golf course community and a private or semi-private golf course needs a driving range. But that's not the main reason of opposition. There are home owners that bought premium sites (I am not one of those people) that will lose property value, view and open feel that they sought when buying their lot. The course owners who want to develop this property doesn't put money in to the existing course and actually allowed members to clean up over growth on the course last year. These members cut down trees, brush, raked and piled up this over growth. That's because the course has allowed this course over growth. What golf course allows itself to decline that much to have its members clean up the mess?! The club house is in need of major repairs. There is a patio that should be structurally condemned, bathrooms need updating, drywall that has holes in the ceiling in the dining area (I haven't been there in a year because I wont support a place that doesn't put back, so maybe the drywall is fixed).

I feel that the owners are more slumlords than respectable owners and that going forward with the build is for their gain and not ours. I am NOT against someone making a profit, but this is off of people's backs (homeowners and members) with no consideration for the residents. If this is allowed, what is stopping the course owners from selling and/or building on the course itself?

Thanks for accepting my email.

Michael Leonard

6060 East Sierra Blanca St

RED MOUNTAIN RANCH COMMUNITY

Mesa, AZ

Sent from my iPad

From: Alphonse Sanchez [<mailto:alchris3@icloud.com>]
Sent: Monday, March 20, 2017 9:15 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: City of Mesa Planning and Zoning, Board of Adjustment

March 20, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Alphonse Sanchez, and live at 6005 E Vermillion Circle, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk-ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Alphonse Sanchez

From: Tom Mathews [<mailto:tommathews1@cox.net>]
Sent: Monday, March 20, 2017 7:51 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 20, 2017

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

My name is Thomas Mathews; my wife and I live at 6054 E Star Valley St, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Thomas & Mary Mathews

-----Original Message-----

From: Larry Himes [<mailto:lhimes3@cox.net>]

Sent: Monday, March 20, 2017 7:13 AM

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

Subject: Red mountain golf course

I would like to see the driving range remain a driving range and I am glad the city supports that position.
Thanks.

Sent from my iPad Larry Himes

From: Patrick O'Brien [<mailto:poboobrien@gmail.com>]
Sent: Sunday, March 19, 2017 7:47 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 19, 2017

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

My name is Patrick O'Brien. My wife and I had a house built in Red Mountain Ranch in 1988 because of the beauty and totality of the community. The desert uplands, surrounding scenery, and the beautiful golf course with its large driving range with full practice facilities were all key factors in our decision. Although we no longer live in Red Mountain Ranch, we are still members of Red Mountain Ranch Country Club, and we golf there four to six times per week.

Allowing for any development to begin on any portion of the golf course property is contrary to the vision and to the community we bought into - indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Patrick O'Brien

From: Ainger, Dawn [<mailto:dawn.ainger@genovatech.com>]

Sent: Monday, March 20, 2017 6:35 AM

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

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

March 20, 2017

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Please let me know if there is anything else I can do to support the City of Mesa and the residents of Red Mountain Ranch. I will be there on April 12th.

Sincerely,

Dawn Ainger

Dawn Ainger

Chairman & CEO

Genova Technologies

(O) 319-378-8455

(M) 319-533-8899

-----Original Message-----

From: Betty [<mailto:poboobrien@gmail.com>]

Sent: Sunday, March 19, 2017 7:41 PM

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

Subject: Red Mountain Ranch

To: Mesa planning and Zoning Commission

We are members of Red Mountain Ranch Country Club and are aware of the attempt of Divot Partners to develop part of the golf course property for homesites. We adamantly support the City of Mesa's position that this would be a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

Allowing for any development to begin on any portion of the golf course property is contrary to the vision presented to us when we joined and the community into which we purchased and invested.

Please continue to support the City of Mesa and the Red Mountain Ranch community opposing the major changes to Red Mountain Ranch by Divot Partners.

Betty O'Brien

Sent from my iPad

From: Rick Calkins [<mailto:rickcalkins@cox.net>]
Sent: Monday, March 20, 2017 9:14 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Case No. BA16-049

March 20, 2017

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community.

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

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Richard E Calkins

Penny Calkins

6446 E Trailridge Circle Lot 38

Mesa AZ 85215

From: Mary Hovden [<mailto:maryhovden@gmail.com>]
Sent: Monday, March 20, 2017 11:33 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Appeal of Notification Requirements Relative to Case No. BA16-049

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Mary & Jack Hovden

6334 E. Viewmont Drive Unit 38

Mesa, AZ 85215

From: jim barker [<mailto:barkerjamest@yahoo.com>]

Sent: Monday, March 20, 2017 12:03 PM

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

Subject: Red Mountain Ranch Rezoning Hearing is Wednesday, April 12

As a resident of Red Mountain Ranch at 6460 E Trailridge Cir #16, Mesa AZ 85215 -

I strongly support the City's Interpretation that developing the driving range constitutes a major change to the original zoning and requires additional steps my DIVOT Partners before that project can move forward.

James T Barker

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Our mailing address is:

redmountainranch85215@gmail.com

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)

From: jim stamey [<mailto:jimstamey@cableone.net>]
Sent: Monday, March 20, 2017 2:07 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Board of Adjustment Case # BA16-049

City of Mesa Planning and Zoning Board of Adjustment

We are writing to strongly support the City of Mesa Zoning Administrator's interpretation that Divot Partners must follow due process and apply for a new zoning ordinance.

We believe that the development of the golf course property at Red Mountain Ranch is a "Major Change" to the current zoning.

We have been residents of RMR and members of RMRCC since 2004.

Please continue to support the City of Mesa and the RMR community in opposing the major changes to RMR by Divot Partners.

Thank you

James R and Judy A Stamey
6162E Redmont Dr.
Mesa AZ 85215

From: Treasure6@aol.com [<mailto:Treasure6@aol.com>]
Sent: Monday, March 20, 2017 3:20 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: (no subject)

March 20, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Polly Keeling, and live at 6044 E Rochelle St, Mesa. I am a resident of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

I purchased my home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk-ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community I bought into – indeed, in which I invested. I am appalled that this company is trying to build on our golf course! Every time I think that this may become a possibility, I become very upset. I love this community just the way it is and would hate to see any building on property that was part of the master plan.

I adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Polly Keeling

From: Drobski@aol.com [<mailto:Drobski@aol.com>]

Sent: Monday, March 20, 2017 3:42 PM

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

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

Please see attached letter:

March 20, 2017

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

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

We have been home owners in Red Mountain Ranch for over 20 years. We are aware of and strongly disagree with Divot Partners' DEMAND to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners in a thinly veiled attempt at intimidation, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Stuart D. and Nancy S. Robertson

6334-36 E. Viewmont Dr.

Mesa, AZ 85215

From: Christine S. [<mailto:alchris66@hotmail.com>]
Sent: Monday, March 20, 2017 6:04 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: City of Mesa Planning and Zoning, Board of Adjustment

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

March 20, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Christine H Springsted, and live at 6005 E Vermillion Circle, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Christine H Springsted

From: PAM ANDERSON [<mailto:pranderson454@gmail.com>]
Sent: Tuesday, March 21, 2017 12:44 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Board of Adjustment Hearing April 12th

We are home owners in Red Mountain Ranch and are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Gary and Pam Anderson

3838 N. St. Elias Circle

Mesa, Az 85215

--

Pam Anderson

From: S Newton [<mailto:saranewton2277@gmail.com>]
Sent: Tuesday, March 21, 2017 9:50 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Case No. BA16-049

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' demand should not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only should follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners.

Sincerely,

Sara Newton

6403 E. Redmont Dr., Mesa, AZ 85215

480-656-2417

-----Original Message-----

From: John Levensgood [<mailto:jlevengood07@gmail.com>]

Sent: Tuesday, March 21, 2017 9:50 AM

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

Subject: Red Mountain

Dear commission,

We are residents of Red Mountain Ranch, and oppose any changes or amendments that would lead to building on the Red Mountain Ranch country club driving range.

Redmond street does not have the ability to safely add traffic. Additionally, we relied on representations relating to the club driving range as positive for wild life, and other open space benefits.

Thank you for your consideration of our request to deny development.

John and Pamela Levensgood

6645 E. Redmont #3

Sent from my iPad

Attached please find our letter of objection to the present rezoning plan, for our City Council's consideration.

Thank you,

Russ and Edna Edwards

4055N Recker Road #101

Mesa, AZ., 85215

480-981-3287

March 22, 2017

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued - Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners - all without due process!

Sincerely,


Russ and Edna Edwards

4055N Recker Road #101, 85215

480-9813287

From: Nancy Nemitz [<mailto:createthespace@cox.net>]
Sent: Friday, March 24, 2017 7:54 AM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Red Mountain Ranch Driving Range

I support the interpretation of the City of Mesa in regards to the Red Mountain Ranch master planned community. My position is that it's a major change to the master plan. I plan to attend the April 12 hearing.

Nancy Nemitz
4234 N. St. Elias
Mesa, AZ 85215

From: azh2oman@cox.net [<mailto:azh2oman@cox.net>]
Sent: Saturday, March 25, 2017 12:32 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 25, 2017

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

Our names are Warren and Marjorie Waterman, we live at 6540 East Saddleback St., Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it was located in, and hopefully will continue to be, the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are an integral part of the community.

Allowing for any development to begin on any part of the golf course property is contrary to the vision of the Master Development plan for the community in which we have invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf and practice areas represents a major zoning change, and therefore Divot Partners must follow due process and file a new application to change the zoning ordinance if they wish to proceed. Furthermore we believe the proposed changes should not be allowed at all.

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

Thank you,
Warren and Marjorie Waterman

Sent from [Mail](#) for Windows 10

From: jacates@comcast.net [<mailto:jacates@comcast.net>]

Sent: Sunday, March 26, 2017 10:52 AM

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

Cc: dkknorr@cox.net

Subject: RMR Rezoning Meeting

Dear Lisa,

I am opposed to the Divot Partners in their effort to rezone the Red Mountain Ranch driving range. The Divot Partner should be forced to go through the rezoning process and file the proper application for a new ordinance. If the Divot Partners are successful in their rezoning efforts it would reflect a MAJOR CHANGE to the Red Mountain Ranch Community.

I believe that any rezoning & development of the driving range would have an adverse impact upon the community. So much so that property values would erode and we would seriously consider leaving the Red Mountain Ranch Community.

Sincerely,

Ann & Jim Cates

6124 E Redmont Dr

Mesa, AZ 85215

From: brnuctec@juno.com [<mailto:brnuctec@juno.com>]

Sent: Thursday, March 23, 2017 7:33 PM

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

Subject: Red Mt Ranch

March 23, 2017

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

William and Marilyn Retallack

5945 E. Viewmont Cir. Mesa, Arizona 85215

-----Original Message-----

From: prein14@cox.net [<mailto:prein14@cox.net>]

Sent: Thursday, March 23, 2017 2:04 PM

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

Subject: Case No: BA16-049

Dear Ms. Davis

My name is Paul Reinholtz MD, and my wife Cindy and I have lived at 6446-70 East Trailridge Circle in Mesa since 1992. We have also been members of Red Mountain Ranch Country Club since 1991. We moved in 1992 from Tempe to enjoy the beautiful Red Mountain Ranch Community, and high-end golf course. We have enjoyed many very happy years living in the RMR Community, and hope to never move away from it.

Cindy and I strongly support the City of Mesa's position that Divot Partners MUST follow due process and apply for a new zoning ordinance. We also adamantly oppose any development of the golf course property in any alternative usage. Any change to the golf course property is a MAJOR change to current zoning, and would have a negative impact on the quality of the RMR community. If any "open space" of the golf course is permitted to build homes, my wife and I would definitely move out of the neighborhood, and I suspect many other residents would also move. Most would probably move out of the City of Mesa, seeking another high-quality golf community. The Red Mountain Ranch golf course and neighborhood would deteriorate, and may eventually turn into a blighted community as has happened at Ahwatukee Lakes.

The changes proposed by Divot Partners are very MAJOR, and violates the rights of the 1678 property owners in the area. Allowing development on any part of the golf course is contrary to the vision Mesa had for this community. It is contrary to the community we have invested in, and loved living in. Divot Partners have been poor neighbors, not following through on plans they stated for maintaining their facilities.

Please remain firm in your position, and advocacy for quality of life in the Red Mountain Ranch area.

Thank you,

Paul and Cindy Reinholtz
6446-70 East Trailridge Circle
Mesa, Az 85215

-----Original Message-----

From: Patrick Crowley [<mailto:badger99507@cox.net>]

Sent: Tuesday, March 21, 2017 11:08 PM

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

Subject: Rezoning of Red Mountain Ranch

Hello Lisa,

I would just like to weigh in on the attempt by Divot Partners to re-zone Red Mountain Ranch for the purpose of adding a few more houses and destroying the driving range. Believe it or not, that was one of the features that prompted me to buy a house in this community.

I vehemently oppose any plan to re-zone this community and allow the building of houses on the driving range that is an integral part of this golf course.

Patrick M. Crowley, SMSgt USAF (Ret)

3945 N Recker Rd

Mesa, AZ 85215

From: Vera Rozaci [<mailto:hnizdo777@q.com>]

Sent: Monday, March 27, 2017 9:04 PM

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

Subject: Rezoning Hearing

- Note that it is related to Case No: BA16-049

March 27, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is _Jay and Vera Rozaci_____, and live at 6446-56 E. Trailridge Cir.,_____,
Mesa. We are residents of the Red Mountain Ranch development [if applicable] and Red
Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of
community envisioned in the original Master Development Plan. The open spaces, lakes, walk-
ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to
that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa’s position that any attempt to develop any part of the
golf course and practice facility represents a major change to the zoning. Therefore, Divot
Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Jay and Vera Rozaci

From: wlahavich@aol.com [<mailto:wlahavich@aol.com>]
Sent: Tuesday, March 28, 2017 12:54 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Case number BA16-049, Board of Adjustment Hearing

For the City of Mesa Planning and Zoning, Board of Adjustment:

Hello, my wife and I are residents of Red Mountain Ranch and reside at 4055 N. Recker Road. We also happen to be members of Red Mountain Ranch Country Club. We purchased our home in this community because it happened to represent the type of environment we wanted in a master planned community. Open spaces, lakes, walk-ways, parks and the golf course were all integral in the development of the master planned community and it should stay that way. We are aware, as are hundreds of our neighbors of Mr. Futch and his Divot Partner's company that demands the freedom to develop housing on the golf course property. Once again, Divot Partners would like to circumvent the zoning process without any regard for the impact it would create for its citizens and neighbors. We adamantly **oppose** this action, as do the overwhelming majority of our 1600 plus property owners in the Red Mountain Ranch community. The action that Divot Partners is demanding would require a major modification to a condition of the zoning, rather than just a site plan approval. The city's position is well written and impressively argued-therefore Divot Partner's threatening demand must NOT be approved.

Red Mountain is truly a unique and spectacular community offering amenities few others can copy. We stand behind our neighbors and friends here strongly opposing and even offended by the tactics of Divot Partners and their continued attempts to alter our community to their own singular liking.

We respectfully request your continued support for the City of Mesa and the residence of our community opposing the proposed major changes to the Red Mountain Ranch by Divot Partners. We thank you for allowing our voice to be heard. We remain confident it will make a difference.

sincerely,

Bill & Amy Lahavich

4055 N. Recker Rd. #103

Mesa, AZ 85215

From: carl rutherford <carlruthe@gmail.com>

Sent: Sunday, April 2, 2017 10:09 AM

To: Lisa Davis

Subject: Divot Partners rezoning appeal

April 2, 2017

To: City of Mesa

Regarding: The development of the Red Mountain Ranch Golf Course driving range

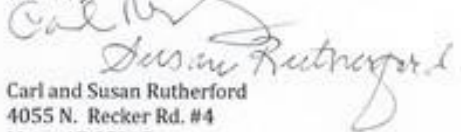
My wife and I own a home in the Red Mountain Ranch community. We both are opposed to allowing Divot Partners to place homes on the land where the driving range is presently located. We also believe that taking away the driving range and putting homes there is major change in the land use and should require a rezoning to do so.

A golf course driving range is an integral part of a golf course. It is a place to practice, take lessons and where beginners, both children and adults, spend most of their time. If you remove the driving range from this course, you degrade this golf course. Many people moved to this area because this was a first class course.

What if you don't golf? The open space and wild life seen in this space are unique to this community. Many non-golfers walk their animals through the range area or otherwise enjoy this open space during off hours enjoying the natural beauty. Hawks, owls, bobcats and other wild animals nest and live there.

The point we are trying to make is that taking away the driving range is a major change to this property. It will have much more impact on the community than Divot Partners is telling you. Please oppose Divot Partners request to bypass rezoning requirements. Thank you.

Sincerely,



Carl and Susan Rutherford
4055 N. Recker Rd. #4
Mesa, AZ 85215

From: Paul Smith <paulhd54@hotmail.com>
Sent: Sunday, April 2, 2017 8:57 AM
To: Lisa Davis
Cc: Debbie Smith
Subject: Zoning Administrator's Interpretation

Lisa, we have owned two properties in the Red Mountain Ranch development since 2012. One previously owned at 6540 E. Redmont Dr. unit #7 (The Rock) and our current residence at 4010 N. Santiago Circle. We bought in this area due to it's country club setting and the well maintained homes.

The Red Mountain Ranch Development Master Plan clearly designates the golf course plat including the driving range. We are opposed to any change or modification that would allow development of the driving range into a subdivision with single homes or town homes. A golf course without a driving range would have a negative impact on the home values in the area. In addition, the proposed subdivision would substantially increase traffic flow in the area particularly on E. Redmont Dr.

We cannot attend the meeting on April 12th, 2017, however we want to be on record as opposed to any changes, modifications or rezoning to the current Master Plan.

Sincerely,

Paul and Deborah Smith

4010 N. Santiago Circle

Mesa, AZ. 85215

Cell # 719-641-4683

From: Bobbie Glowney <bstropes@msn.com>
Sent: Sunday, April 2, 2017 8:23 AM
To: Lisa Davis
Subject: Red Mountain Ranch Rezoning

Lisa,

I strongly oppose the rezoning of our planned community by Divot Partners. Should the rezoning occur, our neighborhood could experience severe decline as we have no idea what could be built on the property.

We purchased our home in Red Mountain Ranch because it was so beautiful and pristine. The golf course was an additional factor in our decision to buy. Divot Partners have caused serious decline in the Red Mountain Country Club and would only cause more decline by the rezoning.

Most Sincerely,

Bobbie Glowney

From: Eric J Graves <hoosieric@gmail.com>
Sent: Saturday, April 1, 2017 2:46 PM
To: Lisa Davis
Subject: Appeal of Notification Requirements Relative to Case No. BA16-049

April 1, 2017

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

We arsirome owners in Red Mountain Ranch and are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued - Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners - all without due process!

Sincerely,

Eric and Teresa Graves
3856 N. St. Elias Circle
Mesa, AZ 85215
480-600-8914

From: Cathy Svoboda <catboda@gmail.com>
Sent: Saturday, April 1, 2017 10:29 AM
To: Lisa Davis
Subject: Case No: BA16-049

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

I'm Cathy Svoboda and my husband, Greg and I have been residents of the Red Mountain Ranch development for 12 years.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk-ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Cathy Svoboda

From: Ron Sirois <rsirois@persona.ca>
Sent: Friday, March 31, 2017 9:28 PM
To: Lisa Davis
Subject: RMR Rezoning Hearing April 12th

Dear Lisa,

Divot Partners plans to develop the driving range at RMR Golf Course is a MAJOR change. It has a big impact on the community relative to:

- (1). Increased traffic in the community with definite safety risk.
- (2) Decreased property value
- (3) Loss of open space in the community.

We are very concerned about the impact this major change will have on our community.

Sincerely,
Marlaine Sirois
54, 6334 E Viewmont Drive, Mesa

Sent from my iPad

From: GaryRuth Abrahamson <garyruth5@gmail.com>
Sent: Friday, March 31, 2017 4:05 PM
To: Lisa Davis
Subject: Case #16-049

Lisa;

Ruth & I, being property owners in Red Mountain Ranch, stand firmly behind the Zoning Administrator's decision that the changing of the RMR PAD Master Plan is a MAJOR change. When buying into a PAD subdivision one relies on the CC&Rs, and Master Plan to protect one's investment. Changing of the CC&Rs is a major effort and the changing of the Master Plan is even more serious. We urge the Board of Adjustment to stand firm and uphold the Administrator's decision.

Note: I developed real estate in Payson for many years and I would never think of double-crossing my buyers with such blatant crossing.

From: Njgibson2@aol.com <Njgibson2@aol.com>

Sent: Friday, March 31, 2017 1:53 PM

To: Lisa Davis

Cc: dkknorr@cox.net

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

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

Re: Board of Adjustment Hearing Relative to Case No. BA16-049

We are homeowners in Red Mountain Ranch and are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. The open spaces, lakes, walkways, parks and golf course, including the driving range, are essential to the type of community envisioned in the original Master Development Plan.

We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the City of Mesa's response. This demand circumvents the due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

We very much appreciate the stance the City of Mesa 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 approval. The City of Mesa's position is well written and impressively argued. Divot Partners' threatening demand must not be approved!

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, but that Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain community by opposing the proposed major changes to Red Mountain Ranch by Divot Partners--all without due process!

Sincerely,

James and Nancy Gibson

6333 East Viewmont Drive, Unit 80

Mesa, AZ 85215

From: Jan VanDenBerg <janvandenber@cox.net>

Sent: Friday, March 31, 2017 11:54 AM

To: Lisa Davis

Subject: Our letter regarding Case # BA16-049

Hi Lisa,

Attached is our letter regarding Divot Partners demand to develop the open driving range space into homes.

Thank you!

Jan and Jeff VanDenBerg

6446 E Trailridge Circle #50

Mesa, AZ 85215

March 31st, 2017

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

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

We have lived at Red Mountain Ranch for 17 years and enjoy the open spaces. We purchased our home because of the golf course and open range practice space. We are upset that Divot Partners wants to build homes on the open space driving range, and that they have threatened a law suit to the City of Mesa. Our community is a Master Planned Community and what Divot Partners is trying to do is wrong.

We have been following the interactions between Divot Partners and the Zoning Board and City of Mesa.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Jan and Jeff VanDenBerg

6446 E Trailridge Circle #50

Mesa, AZ 85215

From: Anita <amdy9@aol.com>
Sent: Friday, March 31, 2017 11:02 AM
To: Lisa Davis
Subject: Red Mountain Ranch Driving Range

March 31, 2017

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

I am the home owner in Red Mountain Ranch and I am aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. I am also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

I 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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand **must not** be approved.

Red Mountain Ranch is a spectacular community! It is my adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community by opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Anita DeYoung
6333 E. Viewmont Drive #83
Mesa, AZ 85215

From: Cathy's gmail <neverb4eight@gmail.com>

Sent: Friday, March 31, 2017 2:13 AM

To: Lisa Davis

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

March 31, 2017

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

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

We are property owners in Red Mountain Ranch and are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Jeremiah & Catherine Valenzuela

6446 E Trailridge Circle #60

Mesa, AZ 85215

602-361-8798

From: LRezentes <LRezentes@cox.net>

Sent: Thursday, March 30, 2017 10:57 PM

To: Lisa Davis

Subject: City of Mesa Planning and Zoning, Board of Adjustment - Case No: BA16-049

Lawrence C. Rezentes, CPA, CGMA

3765 N. Kings Peak

Mesa, Arizona

85215

Cell: 406-868-9525

e-mail: lrezentes@cox.net

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

I am a resident of the Red Mountain Ranch development.

I purchased my home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk-ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community I bought into – indeed, in which I invested.

I adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Lawrence C. Rezentes, CPA, CGMA

3765 North Kings Peak

Mesa, AZ 85215

Phone: 406-868-9525 e-mail: lrezentes@cox.net

From: Brad Niles <brad.niles24@yahoo.com>

Sent: Thursday, March 30, 2017 9:25 PM

To: Lisa Davis

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

March 30, 2017

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

I am a home owner in Red Mountain Ranch and am **aware of Divot Partners' demand to** develop housing on the golf course property of the Red Mountain Ranch community. I am also familiar with the threatening correspondence sent by the law firm representing Divot Partners, **as well as the city's response.**

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1,678 other property owners in Red Mountain Ranch.

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 approval. **The city's position is well written** and impressively argued – **Divot Partners' threatening demand must not** be approved.

Red Mountain Ranch is a spectacular community, and one that I am proud to believe represents a crown jewel for the City of Mesa and all of the East Valley. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Bradley J. Niles

6446 E. Trailridge Circle, Unit 16

Mesa, AZ 85215

From: Gloria LeViness <tgl3845@msn.com>

Sent: Thursday, March 30, 2017 8:21 PM

To: Lisa Davis

Subject: Case no. BA16-049

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Gloria and Ted LeViness
4055 N. Recker Rd., Unit 61
Mesa, Az. 85215

From: bordiev@cox.net <bordiev@cox.net>
Sent: Thursday, March 30, 2017 7:56 PM
To: Lisa Davis
Subject: Red Mountain Ranch Major change

Red Mountain Ranch is a Master Planned Community. That means no major changes to the community. Developing the open area that is currently the driving range and putting area into a housing development is a very major change. Therefore, it should not be allowed.

Sincerely,
Elaine Bordi
Red Mountain owner, resident
Sent from my iPhone

From: robin nils <robin.niles@me.com>
Sent: Thursday, March 30, 2017 7:13 PM
To: Lisa Davis
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 30, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Robin Niles, and live at 6446 E. Trailridge Cir #16, Mesa. We are residents of the Red Mountain Ranch development and members of Red Mountain Ranch Country Club. Our home backs up to the golf course on hole 14. We use the golf club facilities on a regular basis.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk-ways, parks and golf course are essential to that type of community. We chose our home specifically because it was located on the golf course. We enjoy looking out our back windows or sitting on our deck watching the golfers go by and enjoying the green grass. We didn't get these perks for free. We absolutely paid a premium for our view and proximity to the golf course.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Brad and Robin Niles

From: pat hammons <pbhtfg2@cox.net>
Sent: Thursday, March 30, 2017 6:17 PM
To: Lisa Davis
Cc: 'Dave Knorr'
Subject: RMR

March 30, 2017

To: Lisa Davis

City of Mesa Planning and Zoning, Board of Adjustment

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Pat Hammons, and live at 6417 E Star Valley Street in Mesa. My wife and I are residents of the Red Mountain Ranch development and we have been members of the Red Mountain Ranch Country Club since 1990.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Pat Hammons

From: Dawn Tyson <etyson2801@aol.com>
Sent: Thursday, March 30, 2017 4:55 PM
To: Lisa Davis
Subject: Red Mountain Ranch zoning

This is to respond to make sure Red Mountain Ranch can keep there open spaces. The property owners of RMR deserve to have the open spaces kept as is in order to keep the property owners home values at there best values.

Golf memberships deserve to be allowed to have the open spaces left for their golf benefit.

Dawn Tyson

6446 E Trailridge Circle #18, Mesa, AZ 8215

Dawn Tyson
etyson2801@aol.com

From: Jack Welsh <welshjack@gmail.com>
Sent: Thursday, March 30, 2017 4:02 PM
To: Lisa Davis
Subject: April 12 hearing regarding RedMountain zoning

We want to register our concern regarding Divot partners request for development of the driving range at Red Mountain Ranch. We feel this constitutes a major change in the overall plan for Red Mountain Ranch community and golf course. We are totally opposed to approval of the request Divot partners has made and we fully support the original decision made by the planning commission. PLEASE recognize this as a MAJOR change, not minor. It should be denied.

24 year member of RMRCC
6531 E Raftriver
6537 E Raftriver, both homes back up to the golf course
Carl J Welsh
Carolyn H Welsh

Sent from my iPad

From: Kathleen Rahn <kprahn@cox.net>

Sent: Thursday, March 30, 2017 3:47 PM

To: Lisa Davis

Subject: Appeal of Notification Requirements Relative to Case No. BA 16-049

To Zoning Board members;

We have owned a home Red Mountain Ranch with the golf course lot for 20 years. We paid a premium for the home on the lot because we loved the view and believed this was a good investment. We are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch. We can share with you that our neighbors in Red Mountain Ranch are all very concerned about the possibility of development on part of the golf course.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Arlon & Kathleen Rahn

3759 N. Kings Peak

Mesa, AZ 85215

From: Lorraine Peterson <artstitch.lp@gmail.com>

Sent: Thursday, March 30, 2017 3:44 PM

To: Lisa Davis

Subject: RMR rezoning

Hi Lisa,

I am emailing you of course about the rezoning issue. My husband and I strongly oppose the development of the golf course! We purchased our home on sugarloaf not quite a year ago. One of the big reasons for the purchase was the open space feeling.

If the Divot partners succeed in the development of the golf course the chances are that our house will go up for sale. We will leave Mesa and start looking elsewhere.

The Red Mountain Ranch community is such a beautiful area! I believe the development of the golf course would be a Major change on the community! I really would hate to see the beauty of the area and the golf course destroyed.

Regardless, I feel the development would create more traffic, loss of property values and destroy the open space feeling that so many of us wanted when we purchased our homes.

Lorraine & Mark Peterson
6502 E. Sugarloaf Street
Mesa
artstitch.lp@gmail.com

Sent from my iPad

From: MARK PETERSON <mpeterson@ipns.com>
Sent: Thursday, March 30, 2017 3:03 PM
To: Lisa Davis
Subject: Red Mountain Ranch Case No. BA16-049

March 30, 2017

Mesa Planning and Zoning

Attn: Lisa Davis

PO Box 1466, Mail Stop 9953;

Mesa, AZ 85211

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Mark and Lorraine Peterson

6502 E Sugarloaf St

Mesa, AZ 85215

503 706 2853 mpeterson@ipns.com

From: arahn1@cox.net <arahn1@cox.net>

Sent: Thursday, March 30, 2017 2:56 PM

To: Lisa Davis

Subject:

Hi Lisa:

I am e-maling you to express my opposition to the proposed development change to Red Mtn. Ranch Country Club. This would be a Major Change to the current Zoning.

As a member for 20 plus years living and supporting Red Mtn. Ranch, this is of great concern.

I am in support of the City of Mesa's position.

Thank you for your support.

Arlon Rahn

3759 N. Kings Peak

From: Claudia Gallegos <LARRYANDCLAUDIA@msn.com>
Sent: Thursday, March 30, 2017 2:54 PM
To: Lisa Davis
Subject: Red Mountain Ranch Driving Range Development

Lisa,

The email below is the one I sent you in December when the issue of the scope of notification required by Divot Partners was being heard by the City of Mesa Zoning Commission.

Now the next matter to be heard by the City of Mesa Zoning Commission is whether or not the proposed development by Divot Partners constitutes a major change from the original development master plan. The property in question has, to my knowledge, been a driving range for the golf course since the development of Red Mountain Ranch by Mobil Corporation. While serving as a driving range, this property also gives the "feel" of open space in the community. Since this community backs up to Tonto National Forest the last thing we want here is over-development. Despite the zoning code attached to the property, its feel of open space combined with its usage for so many years should carry a lot of weight in this matter.

Take a look at the first paragraph of the website for Red Mountain Ranch Country Club....

For over 30 years, Red Mountain Ranch Country Club—nestled in the far northeast corner of the valley—has served as an unmatched reflection of what life in the east valley is all about: strong and distinctive communities boasting exceptional schools; parks and open spaces; convenient access to shopping and recreational amenities; and extensive arts & cultural opportunities.

No doubt the "look" of Red Mountain Ranch with its golf course and other amenities along with its parks and open spaces is what has drawn many of its residents to this part of Mesa. The last thing the residents here want is to take these amenities and tear them down to build more housing. The Red Mountain Ranch community already boasts 1,679 lots which is an adequate number. With all of the undeveloped land on the outskirts of Red Mountain, why not develop that and keep the beauty and sense of community we already enjoy within its boundaries intact.

Bottom line, my husband and I strongly support the City of Mesa's position that the development being sought by Divot Partners does, in fact, constitute a major change to a longstanding usage. As such, it should be required to file an application for a new ordinance through City Council.

Your support in this matter would be appreciated.

Claudia and Larry Gallegos

6333 E. Viewmont Drive, #71

Mesa, AZ 85215

From: Sandy <thewaxs@yahoo.com>
Sent: Thursday, March 30, 2017 2:15 PM
To: Lisa Davis
Subject: Red Mt. Ranch Zoning Hearing

I have been a member of RMR since 1995 & totally oppose any building of homes on the driving range. It is an integral part of the golf course for practice & teaching. Furthermore, I object to this subject coming up for a vote every 3-4 years. I know of no-one that lives here who would want less open space.

Sandra Waxman

4205 N. Recker Rd.

From: Daniel Rademacher <dwrademacher7@msn.com>
Sent: Thursday, March 30, 2017 2:00 PM
To: Lisa Davis
Subject: Red Mountain Ranch Rezoning Hearing

March 30, 2017

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' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Dan & Cindy Rademacher

6507 E Rafriver Street

Mesa, AZ 85215

From: Terry Iorns <tiorns@iorns.com>
Sent: Thursday, March 30, 2017 1:18 PM
To: Lisa Davis
Cc: Terry Iorns
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Terry Iorns and I live at 6334 E Viewmont Dr Unit 46 in the Red Mountain Ranch community. Red Mountain Ranch is a wonderful community. We enjoy the scenic golf course, mountain vistas, walking paths, open space and population density offered by this community. We chose to purchase this home over 20 years ago because of the stability and property values offered through the original Master Development Plan. Any repurposing of property within that Plan, in my opinion, is a major change to the Plan and should not be undertaken lightly.

I adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance. If the City chooses to approve any changes, it is entirely appropriate that elected officials face the wrath of concern and affected property owners.

I believe Divot Partners should not be allowed to make the proposed changes.

I would like to know whether anyone in City government implied during the purchase process that such changes would be allowed.

Terry Iorns
Home: 480-641-7611
Cell: 602-432-0947
Email: tiorns@iorns.com

From: Colleen Shearer <colleenshearer@msn.com>
Sent: Thursday, March 30, 2017 12:47 PM
To: Lisa Davis
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

City of Mesa Planning and Zoning, Board of Adjustment

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

Our names are Bob & Colleen Shearer, and we live at 4055-67 N Recker Road, Mesa. We are residents of the Red Mountain Ranch Development and are members of Red Mountain Ranch Country Club.

My husband and I purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walk ways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into - indeed in which we invested.

We adamantly support the City of Mesa's position that ANY attempt to develop ANY part of the golf course and practice facility represents a MAJOR change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

Please continue to support the City of Mesa and the Red Mountain Ranch community by opposing the proposed MAJOR changes to Red Mountain Ranch by Divot Partners.

Thank you,

Bob Shearer

Colleen Shearer

From: Kathy <kwalkern@cox.net>
Sent: Thursday, March 30, 2017 12:42 PM
To: Lisa Davis
Subject: Golf course development Red Mountain Ranch

Dear Ms. Davis,

Thank you for the opportunity to let you know our feelings regarding the plan from Divot Partners (Shelby Futch) to change the zoning of the property currently the driving range at RMR.

We adamantly oppose this idea. We believe it would be a major change to the community of RMR, golf members as well as residents.

We first purchased a home here in 2003 and a golf membership in 2005. We have resided here full time since 2006. The beauty of this community of RMR is one reason we purchased a residence here. This includes the open green space that incorporates the driving range. When we purchased a golf membership, we were also joining a golf community that included a driving range. That in itself is a major change to what we purchased for many thousands of dollars. We do not want to belong to a club with no practice facility. There is open space between two fairways behind our home. We live in fear that Divot may also want to change this zoning and we would have houses or condos in our backyard. This is not what we purchased !! I am sure those homes bordering the driving range feel the same way we would about a change to the land use.

We firmly believe that taking away the driving range as an open green space is a MAJOR change to both the RMR community, City of Mesa, and golf club members.

We urge the City of Mesa to continue to support the homeowners of RMR, as well as golf club members, in considering this a major change. We ultimately hope you deny this zoning change.

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

Sent from my iPad

From: Lisa Kernaghan <lisa_kernaghan@yahoo.com>
Sent: Thursday, March 30, 2017 12:23 PM
To: Lisa Davis
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 30, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Lisa Kernaghan and live at 3756 N. Tabor, Mesa. My family and I are residents of the Red Mountain Ranch development.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Lisa Kernaghan

From: jemanuel (XCS) <jemanuel@xcs.net>
Sent: Thursday, March 30, 2017 12:05 PM
To: Lisa Davis
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

March 30, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

My name is Jeff Emanuel and live at 6422 East Redmont Drive, Mesa with my wife Jill Emanuel. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community. We purchased this home last July 2016.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Jeff Emanuel

719-310-1008

Jill Emanuel

719-310-1007

From: Karen and Phil <karefil@cox.net>

Sent: Thursday, March 30, 2017 11:43:25 AM

To: Lisa Davis

Cc: Dave Knorr

Subject: Divot Partners and the Rezoning of The Red Mountain Ranch Community Case BA16-049

The Master Planned Community of Red Mountain Ranch was created in the 1980's by Mobil Oil. It has become a neighborhood of 1680 homes, with parks, common area's and the communities center piece, a championship golf course designed my acclaimed golf course architect Pete Dye. The current owner of the golf course, Shelby Futch, wants to rezone some of the dedicated golf course property and construct homes on that property. This constitutes a major change to the original concept of this community.

Generally speaking, a change to any MPC must be considered an "improvement" and accepted as that by the community residents. This is not an improvement and a petition drive shows that 2000 neighbors are opposed to this major change.

My wife and I are 17 year full time residents of the RMR community and we are against this major change to our neighborhood.

Respectfully,

James P. and Karen R. Pattie

4245 North Recker Road

Mesa, AZ 85215

From: Shirley Larson <llbagboy@aol.com>
Sent: Thursday, March 30, 2017 8:09 AM
To: Lisa Davis
Subject: Case # BA16-049

To Ms. Davis and The Mesa Planning and Zoning Board

From: Larry and Shirley Larson
6645 E. Redmont DR. #14
Mesa, AZ 85215

We are residents of Red Mountain Ranch and own our home. We also have a golf membership that when we purchased was to include driving range privileges. We have enjoyed this community with the walkability of the area and the open spaces.

We object to making master plan changes to this community. We feel that the City of Mesa Zoning Administrator's interpretation that Divot Partners must follow due process and apply for a new zoning ordinance is correct and in the best interest of home owners anywhere in Mesa. We live here because of what Mesa has to offer and feel we bought with some assurance that the community would preserve this setting.

Trusting that you will present our concerns at the upcoming meeting on April 12.

Sincerely

Larry and Shirley Larson

From: Judy Thompson <jbretthompson@cox.net>
Sent: Sunday, April 2, 2017 11:45 AM
To: Lisa Davis
Subject: Case No. BA16-049

April 1, 2017 [or, date you sent]

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

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

We are 20 year home owners in Red Mountain Ranch as well as 20 year members of RMRCC and are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Sincerely,

Judy and Chuck Thompson

4055-28 North Recker Road

Mesa, AZ 85215

480-981-1750

From: David Bach [<mailto:roscoebach@cox.net>]
Sent: Sunday, April 02, 2017 4:09 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Cc: roscoebach@cox.net
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

April 2, 2017

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

RE: Board of Adjustment Hearing Relative to Case No. BA16-049

We are David and Nancy Bach, and live at 6446 E. Trailridge Circle, Unit 36, Mesa. We are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf club are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community. A significant factor in deciding to live in Red Mountain Ranch was the country/golf club. We felt that it added significant value to the residential property and part of this value is due to the club's (golf) driving range.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

We ask you that you please continue to support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners!

Thank you,

David and Nancy Bach

From: David [<mailto:cooper.d.l@cox.net>]
Sent: Sunday, April 02, 2017 4:54 PM
To: Lisa Davis <Lisa.Davis@MesaAZ.gov>
Subject: Proposed Zoning change to Red Mountain Ranch

April 2, 2017

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 Country Club. We are aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This Divot Partners demand circumvents the zoning process which requires an application for a new ordinance and public hearings for any major change to the DMP. The golf course and all its amenities are a major feature of the Red Mountain Ranch development and any significant change such as converting the driving range to housing must be considered a MAJOR change to the DMP. The driving range is a necessary part of a quality country club. It is also a significant open space feature of the Red Mountain Community which is protected by the current zoning.

We very much appreciate the stance the City has taken, and we adamantly believe it is the correct one. We request you uphold the zoning administrator's decision that the proposed development constitutes a MAJOR change to the current zoning. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Please support the City of Mesa and the 1678 property owners of Red Mountain Ranch in opposing the proposed major changes to Red Mountain Ranch by Divot Partners without due process.

Sincerely,

David and Mary Cooper

6446 E Trailridge Circle. Unit 34

Mesa AZ 85215

From: jcwash815@aol.com <jcwash815@aol.com>
Sent: Monday, April 3, 2017 11:24 AM
To: Lisa Davis
Cc: jcwash815@aol.com; jeff.l.washburn@gmail.com
Subject: Board of Adjustment Hearing Relative to Case No. BA16-049

April 3rd 2017

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

My name is Cheryl Washburn, and my husband and I live at 4221 N Recker Rd, Mesa 85215. Jeff and I are residents of the Red Mountain Ranch development and Red Mountain Ranch Country Club.

We purchased our home in Red Mountain Ranch because it continues to represent the type of community envisioned in the original Master Development Plan. The open spaces, lakes, walkways, parks and golf course are essential to that type of community.

Allowing for any development to begin on any portion of the golf course property is contrary to that vision and to the community we bought into – indeed, in which we invested.

We adamantly support the City of Mesa's position that any attempt to develop any part of the golf course and practice facility represents a major change to the zoning. Therefore, Divot Partners must follow due process and file a new application to change the zoning ordinance.

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

Thank you,

Cheryl and Jeff Washburn
4221 N Recker Rd
Mesa AZ 85215
602.363.3014

From: Bob Edwards <bob.capt.bob@gmail.com>
Sent: Monday, April 3, 2017 1:57 PM
To: Lisa Davis
Subject: Mesa Planning and Zoning, Attn: Lisa Davis

Lisa,

Attached is a letter that is related to Case BA16-049, Red Mountain Ranch zoning issue.

Bob & Val Edwards
6602 E. Sugarloaf St.
Mesa, AZ 85215

We are against the request for change in the Zoning

Open Letter to Mesa Planning and Zoning Board

Reference:: Case No: BA16-049

As a homeowner in Red Mountain Ranch (RMR) my wife and I are very concern that the law firm of Divot Partners is trying to strong arm the Mesa City Council and Planning and Zoning Board. We are opposed to the development of the golf course and open space property at RMR. This issue represents a Major Change to the current zoning.

We support the City of Mesa Zoning interpretation that Divot Partners must follow due process and apply for a new zoning. This is a major change in the zoning and the City of Mesa must make sure that Divot Partners follows all of the requirements of a Major Change of zoning.

If allowed this Major change will take our open space away from us and block our views of the golf course, driving range and Red Mountain. As our home is on the south side of the 10th fairway, our back yard looks onto the fairway, driving range and Red Mountain. This open space area is part of the RMR Master plan and should not be changes. Also in the open space is a natural wash and has a lot of wild life that will be displaced. I am sure that displacing this natural wash will no doubt require a environment impact study. This change will also affect the value of our home and should not be allowed

We also feel that the change would do great harm to the RMR community. 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. I am requesting that the City of Mesa continue to support RMR in opposing any change to the RMR open areas and Master Plan.

We request that you leave the existing Master Plan in place and not allow a Major Change in zoning of the area.

Thank you

Bob & Val Edwards
6602 E. Sugarloaf St.
Mesa, AZ 85215

From: Michael Herdman <mikeherdman@me.com>
Sent: Tuesday, April 4, 2017 2:05 PM
To: Lisa Davis
Subject: Appeal of Notification Requirements Relative to Case No. BA16-049

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

We own property in Red Mountain Ranch and have been made aware of Divot Partners' demand to develop housing on the golf course property of the Red Mountain Ranch community. We are also familiar with the threatening correspondence sent by the law firm representing Divot Partners, as well as the city's response.

This demand circumvents due zoning process, requiring an application for a new ordinance and public hearings. This disenfranchises the rights of 1678 other property owners in Red Mountain Ranch.

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 approval. The city's position is well written and impressively argued – Divot Partners' threatening demand must not be approved.

Red Mountain Ranch is a spectacular community. It is our adamant position that Divot Partners not only must follow due process for this major change, Divot Partners should not be allowed to make the proposed changes at all!

Please support the City of Mesa and the Red Mountain Ranch community opposing the proposed major changes to Red Mountain Ranch by Divot Partners – all without due process!

Michael & Valerie Herdman

3953 N Recker Rd

Mesa, AZ 85215

6459 E Raftriver

Mesa, AZ 85215

From: Gina Saettone <ginasaettone@gmail.com>
Sent: Tuesday, April 4, 2017 4:38 PM
To: Lisa Davis
Subject: Case No: BA16-049

Dear Lisa Davis,

Regarding Case No: BA16-049, I am a home owner and resident in Red Mountain Ranch and live at 6532 E Sugarloaf Street which is located adjacent to the golf course.

I support the City of Mesa for the City of Mesa Zoning Administrator's Interpretation that Divot Partners MUST follow due process and apply for a new zoning ordinance.

A fundamental change to the use of the property (golf course to housing), and a major change to the Master Development Plan of a premier Northeast Mesa community. In addition it is a disenfranchisement of the rights 1678 property owners, without due process. We live in America. Due process is the law. Please protect our law.

Truly,

Gina