

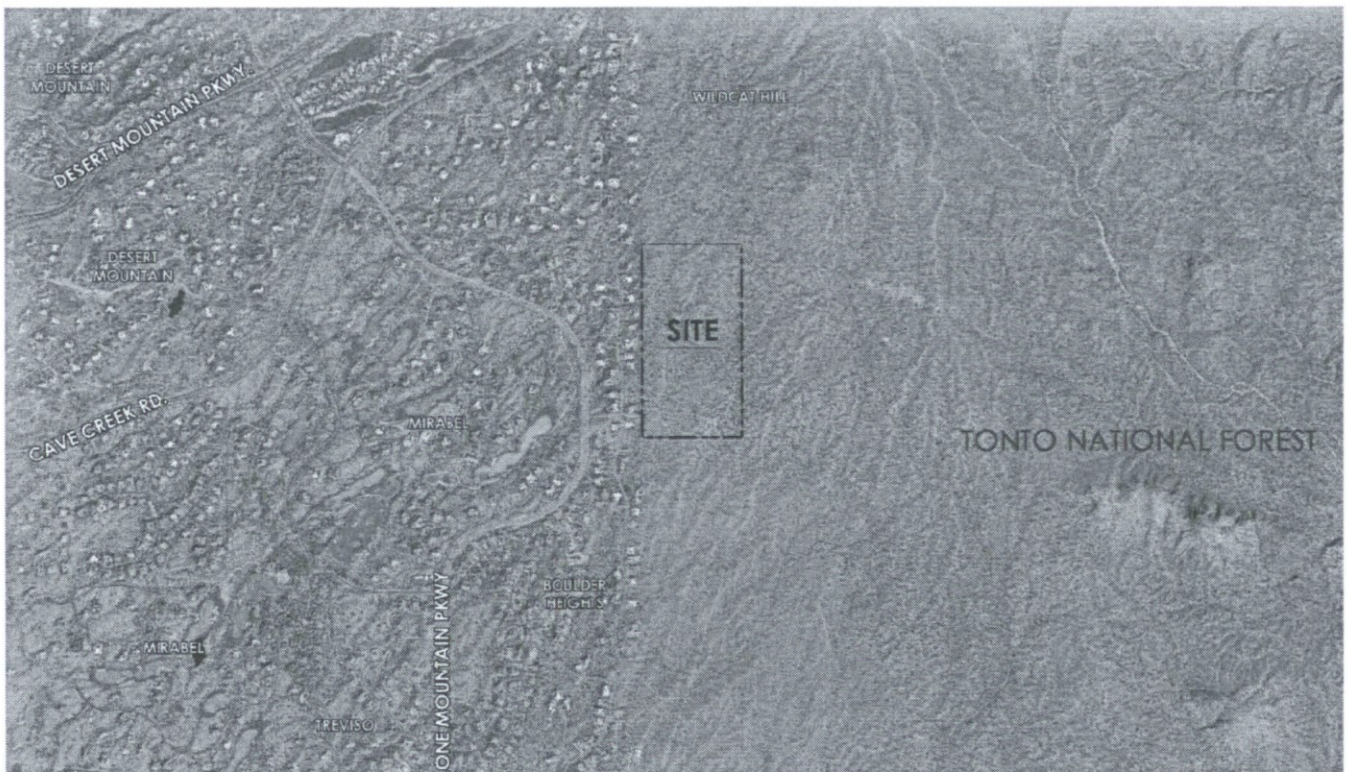
Case Research

Pre-Application Narrative

Joy Ranch & Tonto National Forest

May 14, 2018

On behalf of the Lyle Anderson Company, the request is for rezoning of a 77.6 +/- gross acre property located near the northeast corner of Joy Ranch Road and Boulder View Drive from R1-190 ESL to R1-43 ESL PRD consistent with the General Plan land use designation of Rural Neighborhoods and the goals and policies set forth in the General Plan. The rezoning request includes a total of 65 lots comprised of two housing types: 32 large lot single-family and 33 villa lots with an overall density of 0.84 du/ac. Site is adjacent to the Tonto National Forest on the south and east.



Berry, Melissa

From: Projectinput
Sent: Monday, May 14, 2018 9:02 AM
To: Projectinput
Subject: Online Pre-Application Submitted (384-PA-2018)



Pre-Application Number: **384-PA-2018**

Project Name: **Joy Ranch & Tonto National Forest**
Location: **E JOY RANCH RD / N BOULDER VIEW DR**

Contact Name: **Michele Hammond**
Contact Phone: **(480) 385-2753**
Contact Email: **mh@berryriddell.com**



219-58-001
57-005
57-004
-003
-002