

**From:** [Jen Pokorski \(PND\)](#)  
**To:** [Rachel Applegate \(PND\)](#); [Matthew Holm \(PND\)](#); [Darren V. Gérard \(PND\)](#)  
**Subject:** Fwd: Shea Lone Mountain & 56th Street Project  
**Date:** Wednesday, January 13, 2021 9:33:32 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Jack Farmer <[jack@santolinafarm.com](mailto:jack@santolinafarm.com)>  
**Date:** January 13, 2021 at 8:15:51 AM MST  
**To:** "Steve Chucri (BOS)" <[Steve.Chucri@maricopa.gov](mailto:Steve.Chucri@maricopa.gov)>, "Nicole Bendle (BOS)" <[Nicole.Bendle@maricopa.gov](mailto:Nicole.Bendle@maricopa.gov)>, "Page Gonzales (BOS)" <[Page.Gonzales@maricopa.gov](mailto:Page.Gonzales@maricopa.gov)>, "Jen Pokorski (PND)" <[Jen.Pokorski@maricopa.gov](mailto:Jen.Pokorski@maricopa.gov)>, "AZ Cakes, Elizabeth" <[azcakes@mac.com](mailto:azcakes@mac.com)>, Gregory Harmon <[gregharmon@msn.com](mailto:gregharmon@msn.com)>  
**Subject: Re: Shea Lone Mountain & 56th Street Project**

Sorry accidentally sent,

Monterey Homes by Toll Brothers is also 1.1 DUAC

Please ask Shea to withdraw this application.

thanks,  
Jack Farmer

On Wed, Jan 13, 2021 at 8:09 AM Jack Farmer <[jack@santolinafarm.com](mailto:jack@santolinafarm.com)> wrote:

Good morning Steve

I have forwarded you this letter to the developer's attorney, as it represents the 67 individual home owners that surround this parcel. Nobody wants this development. Please ask Shea Homes to withdraw their application.

Shea Homes zoning application is out of line with the area and MCC 2030 plan. Even our worst case scenario of approving R1-18, the other R1-18 developments in the area, including City of Phoenix, are 1.1 dwelling units per acre. Not 2 DUAC as requesting by Shea. Shea should develop R-43 keeping with the surrounding neighborhoods. 28 lots.

R1-18 developments within 2 sections of land in MCC.  
MCC 60th Street and Dynamite - Toll Brothers 20 ac with 24 lots.  
COP - All of Section 16 is 660 ac with 772 homes or 1.1 DUAC

----- Forwarded message -----

From: **Barrett Guthrie** <[mike\\_guthrie@me.com](mailto:mike_guthrie@me.com)>  
Date: Tue, Jan 12, 2021 at 10:20 PM  
Subject: Shea Lone Mountain & 56th Street Project  
To: William E. Lally <[wel@tblaw.com](mailto:wel@tblaw.com)>  
Cc: Rachel Applegate <[rachel.applegate@maricopa.gov](mailto:rachel.applegate@maricopa.gov)>

Please see my attached letter for my concerns regarding this project.

Thank you,

Barrett M. (Mike) Guthrie  
480 459-7195