

**From:** [mark@phoenixgraffitiservices.com](mailto:mark@phoenixgraffitiservices.com)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** RE: Case #Z2021043 / Shangri La Ranch  
**Date:** Tuesday, June 15, 2021 8:19:12 AM  
**Importance:** High

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Case No. Z2021043

Project Name: Shangri La Resort Ranch

Mark Sollock  
44444 N. Shangi La Lane, New River AZ  
hdsol@earthlink.net  
602-513-1546

I am a neighbor of Shangri La and support the request to remove the special use permit time limit for Shangri La Resort Ranch.

I do not wish to speak at the hearing.

Mark Sollock  
Zollock, LLC  
Owner Operator providing services throughout Phoenix  
AdventuresUTV, LLC  
Providing off-road services throughout Arizona

Nicole Wells  
39506 N Daisy Mountain Dr  
Ste 122-421  
Anthem AZ 85086

June 6, 2021

Warren Rivera  
Maricopa County Planning and Development  
301 W Jefferson St, Suite 170  
Phoenix, AZ 85003

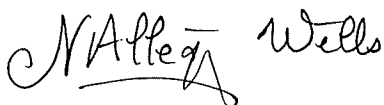
Dear Sir,

I received a Notice of Public Hearings in the mail for Case #Z2021043.

My residence is 110 W Wildfield Road in New River so I am a neighbor of Shangri La Ranch Resort. They have been a good neighbor causing no problem with their activities and contributing to the local community. Among the contributions coming to mind come their involvement in the Kiwanis New River community, including the annual lobster fest fund raiser, and the Adopt A Family and Giving Tree Christmas programs. They open their pool to local children for swimming lessons and plain Summer fun. They are good stewards of our precious water resources recycling used water in their private plant to support their vegetation irrigation needs.

I hope the county will extend their use permit permanently so Shangri La Ranch Resort may continue to invest in their facility and to operate indefinitely.

Thank you for considering my input.

A handwritten signature in black ink that reads "Nicole Wells". The signature is written in a cursive style with a large, stylized "N" and "W".

Nicole Wells

**From:** [Skip Jackson](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** Shangri La Resort Ranch  
**Date:** Wednesday, June 16, 2021 11:02:03 AM

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Case Number: Z2021043  
Project Name: Shangri La Ranch Resort  
H. L. Jackson  
3110 W. Paradise Dr.  
Phoenix, AZ 85029  
602-568-7235  
[Sjack543@hotmail.com](mailto:Sjack543@hotmail.com)

As a member of the resort and a retiree I urge the Board to remove the Special Use Time Limit of 25 years from their permit.

I do not wish to speak at the open session of the board, rather I urge the remove the time limit.

Sincerely,  
H. L. Jackson

Sent from [Mail](#) for Windows 10

**From:** [Linda Loeb](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** Shangri La Ranch Resort  
**Date:** Tuesday, June 15, 2021 3:47:13 PM

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Case #Z2021043  
Shangri La Ranch Resort  
Pat and Linda Loeb  
lglob@gmail.com  
623-419-0027

We support the request to remove the  
Special use permit time limit for Shangri-  
La Ranch Resort.

We do not wish to speak.  
Thank you

Sent from my iPhone

**From:** [Chuck Roper](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** Shangri La Ranch Resort  
**Date:** Wednesday, June 16, 2021 11:48:18 AM

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Hello , I'm Charles E. Roper, at 14607 North 59th Drive. Glendale Arizona.  
Chuckroper1965@yahoo.com. 602-317-4468. I'm a neighbor of Shangri La Ranch Resort  
and request to remove the special use permit limit for Shangri La Ranch Resort and I don't  
care to speak. Case # 2021043.

**From:** [David Thompson](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** SUP Change - Case Number Z2021043  
**Date:** Tuesday, June 15, 2021 11:41:03 PM  
**Attachments:** [Shangri La SUP Change - Z2021043.docx](#)

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Case Number - Z2021043  
Project Name - Shangri La Resort Ranch

Attached is a letter in SUPPORT of this SUP and the changes described with one additional item that has been discussed with the principals involved.

Thank you.

David Thompson  
623-465-2977

Re: Z2021043 - Shangri La Ranch Resort.

“Removal of condition ‘h’ of Z2010077 for permanent entitlement of a resort / guest ranch Special Use Permit (SUP) in the Rural-43 zoning district”

This letter is in SUPPORT of the proposed changes to the SUP.

Preface:

Shangri La Resort is indeed a jewel of community participation as described in the supporting documentation for this change to the current SUP, and normally there would be no objection to the idea that permanence be allowed. However, there are areas that are not clear and easily understood by people in the community.

Problem:

The narrative description that is required to be met is not available for view:

” b. Development of the site shall be in conformance with the Narrative Report entitled “Narrative Report Case #Z2010077 Major

conformance with the modification of conditions Narrative Report entitled, “Narrative Report for Shangri La Resort Ranch Case Number Z2021043, consisting of 4 pages, stamped received April 15, 2021.”

Therefore, it is impossible to understand what is allowed by the current SUP.

The current SUP does not expire until 2037; which brings the question of, “Why now?” This timing brings immediately to mind the current flux in the real estate marketplace. Values are increasing daily and asking prices are being exceeded on a regular basis. The fear is that making the SUP permanent for the property will encourage the sale of the property and subsequent land use contrary to the current lifestyle of the area. The best way to maximize profit on real estate during a bubble is to move quickly at the beginning before the marketplace settles.

Discussion:

In personal discussions with the principals it becomes clear that the family business is seeking very long term plans to continue the business through generations of family control, as well as a permanent home for Shangri La, within the community. The principals have agreed to add an additional clause that negates the SUP upon the transfer of the property to entities other than heirs and family.

This clause would remove the any impetus for a rapid sale after the SUP is made permanent while meeting the familial goals of the request; as well as to provide the surrounding community stability and confidence in this long term area business.

Therefore:

The LNRDHD PAC stands in support of these changes to the SUP for the permanence of Shangri La.

David Thompson  
Chairman.



**From:** [Brenda Toellner](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** Shangri La Resort Ranch  
**Date:** Wednesday, June 16, 2021 7:28:54 AM

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Dear Rachel Applegate

I'm a neighbor and support the request to Remove the Special Use Permit Time Limit for Shangri La Resort Ranch. I do not wish to speak.

Case Number - Z20201043  
Project Name - Shangri La Resort Ranch  
Name: Brenda M EwingToellner  
Address: 37839 N. 3rdst St., Phoenix AZ 85086  
Email: [brendas29@verizon.net](mailto:brendas29@verizon.net)  
Home Phone Number: 951-845-7008  
Cell Phone Number: 760-413-6201

Thank you,  
Brenda M EwingToellner

**From:** [Richard Wallach](#)  
**To:** [Rachel Applegate \(PND\)](#)  
**Subject:** Case Number - Z2021043  
**Date:** Wednesday, June 16, 2021 9:10:38 AM

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Case Number - Z2021043  
Shangri La Resort Ranch

I support the removal of the time limit on the special use permit for Shangri La Resort Ranch. I am a neighbor and I approve of the Ranch existence and all they have done for the surrounding community. I do not wish to speak at the hearing, because I am spending the summer with my kids in WA state.

Best Regards,  
Richard Wallach  
360-259-4990  
GR8R@EXCITE.COM