

ZONE CHANGE

TOLL BROTHERS ASPEN AND WRANGLER CITIZEN PARTICIPATION PLAN



Generally located South of the Southwest Corner of
Golden Eagle Boulevard and Nyack Drive

Request: Rezone from R1-35 to R1-10A

Case No. _____

Original Submittal: November 25, 2025

Gammage & Burnham PLC / Ashley Z. Marsh & Dennis Newcombe
amarsh@gblaw.com & dnewcombe@gblaw.com

I. PROJECT DESCRIPTION

PROJECT NAME: Aspen and Wrangler

PROJECT REQUESTS:

1. Rezone from R1-35 (Single-Family Residential, minimum lot size 35,000 square feet) to R1-10A (Single-Family Residential, minimum lot size 10,000 square feet).

GENERAL LOCATION: Approximately 600-feet south of the southwest corner of Golden Eagle Boulevard and Nyack Drive

Toll Brothers (“Applicant”) seeks the Town’s permission to rezone the “Property” to allow for a single-story, single-family residential development. The Applicant will conduct citizen participation in the following manner and in accordance with the requirements enumerated in Section 2.08 of the Town’s Zoning Ordinance.

II. PARTIES AFFECTED BY APPLICATION

The following parties may be affected by the Application (“Affected Parties”):

1. Real property owners within 300 feet of the Property (See Exhibit A for Map and List)
2. Homeowners’ associations within 300 feet of the Property (if any)
3. Other potentially affected citizens or interested parties as provided by Maricopa County Planning Department (See Exhibit B for List)

III. NOTIFICATION AND INFORMATION PROCEDURES

Neighborhood Meeting

We plan to host a neighborhood meeting virtually or in-person. A notice of the neighborhood meeting will be mailed within fifteen (15) calendar days of the meeting. The letter will provide a description of the Property, a general explanation of the proposal, contact information, and meeting details for interested parties to join. During the meeting, we will discuss the proposed application and allow any participants to ask questions regarding the proposed development. A summary of the meeting will be provided along with a list of attendees and questions that were posed.

Notice of Public Hearings

The Applicant is proposing to post the Property with one sign, and will be done so at least 15 days prior to the Planning & Zoning Commission meeting. The sign will remain in place

for the entire application period. The signs will include a brief description of the Property, a general explanation of the Application, contact information for the Applicant's legal representative, and contact information for the County Planner assigned to the case. The Applicant will submit photographs of the sign, a map illustrating the posting location, and an affidavit of posting.

IV. RESPONSE PROCEDURES

The Applicant's legal representative will respond to and document all substantive inquiries regarding the Application in the Citizen Participation Report.

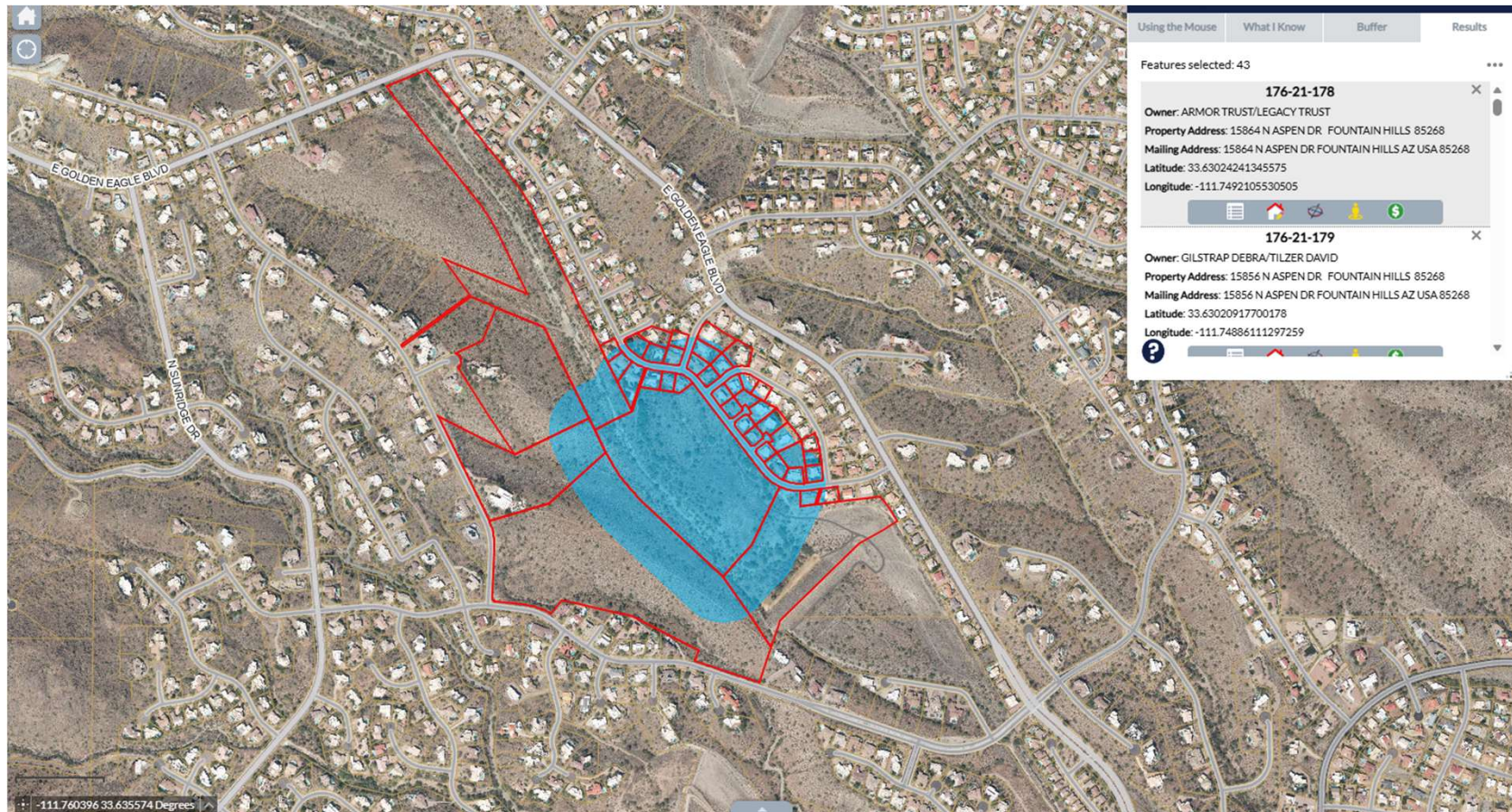
V. SCHEDULE FOR COMPLETION

Submit Formal Application	Nov. 2025
Mail Notice of Application	Dec. 2025
Neighborhood Meeting	Jan. 2026
Complete Site Posting	Feb. 2026 (Min. 15 days prior to P&Z Hearing)
Submit Citizen Participation Results Report	Mar. 2026
Planning and Zoning Commission	Mar. 2026
Town Council	Apr. 2026

VI. STATUS PROCEDURES

Upon completion of the Citizen Review Process, a Citizen Participation Report will be submitted to the Maricopa County documenting correspondence, phone calls, meetings, etc. with the Affected Parties or other interested citizens.

300' Property Owner Buffer



300' Property Owner List

Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	STATE	ZIP
176-21-178	ARMOR	15864 N ASPEN DR	15864 N ASPEN DR				
	TRUST/LEGACY TRUST	FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15864 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-21-179	GILSTRAP	15856 N ASPEN DR	15856 N ASPEN DR				
	DEBRA/TILZER DAVID	FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15856 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-21-180		15844 N ASPEN DR	15844 N ASPEN DR				
	DAMORE RAE	FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15844 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-21-181	FOUNTAIN	15680 N ASPEN DR	PO BOX 18049 FOUNTAIN		FOUNTAIN		
	HILLS SCHOOL	FOUNTAIN HILLS	HILLS AZ USA 85268	PO BOX 18049	HILLS	AZ	85268
176-21-182		15644 N ASPEN DR	15644 N ASPEN DR				
	THOMAS-AGEE FAMILY TRUST	FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15644 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-21-183	CHRISTOPHER	15632 N ASPEN DR	861 CAMINITO ESTRELLA				
	JOHN RACANA TRUST	FOUNTAIN HILLS 85268	CHULA VISTA CA USA 91910	861 CAMINITO ESTRELLA	CHULA VISTA	CA	91910
176-21-209			16705 E AVENUE OF THE	16705 E AVENUE			
	FOUNTAIN HILLS TOWN OF		FOUNTAINS FOUNTAIN HILLS AZ USA 85268-3815	OF THE FOUNTAINS	FOUNTAIN HILLS	AZ	85268-3815
176-21-210			16705 E AVENUE OF THE	16705 E AVENUE			
	FOUNTAIN HILLS TOWN OF		FOUNTAINS FOUNTAIN HILLS AZ USA 85268-3815	OF THE FOUNTAINS	FOUNTAIN HILLS	AZ	85268-3815
176-21-485		15147 E MAZATZAL	15147 E MAZATZAL CIR				
	PAULSEN RANDY D JR	CIR FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15147 E MAZATZAL CIR	FOUNTAIN HILLS	AZ	85268

176-21-487	RYTAN MANAGEMENT INC	15633 N CERRO ALTO DR FOUNTAIN HILLS	15633 CERRO ALTO DR FOUNTAIN HILLS AZ USA 85268	15633 CERRO ALTO DR	FOUNTAIN HILLS	AZ	85268
176-21-488	CONLAN LAND DEVELOPMENT	15431 N CERRO ALTO DR	138 THE LN HINSDALE IL USA 60521	138 THE LN	HINSDALE	IL	60521
176-22-480	YARPEZESHKAN ASPEN DR VENTURES LLC	16004 N ASPEN DR FOUNTAIN HILLS 85268	8 RIVERSIDE DR CORNWALL ON HUDSON NY USA 12520	8 RIVERSIDE DR	CORNWALL ON HUDSON	NY	12520
176-22-481	SUSAN HIXSON FAMILY TRUST THOMAS W	15872 N ASPEN DR FOUNTAIN HILLS 85268	15872 N ASPEN DR FOUNTAIN HILLS AZ USA 85268	15872 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-22-482	KECK REVOCABLE	15868 N ASPEN DR FOUNTAIN HILLS 85268	6938 ASHLAND RD AGENCY IA USA 52530	6938 ASHLAND RD	AGENCY STONY	IA	52530
176-22-495	TRAMONTE IRREVOCABLE	15860 N NYACK DR FOUNTAIN HILLS	27 OAK RUN STONY BROOK NY USA 11790	27 OAK RUN	BROOK	NY	11790
176-22-496	TUCKER CHRISTOPHER JOHN/BARBARA	15853 N ASPEN DR FOUNTAIN HILLS 85268	15853 N ASPEN DR FOUNTAIN HILLS AZ USA 85268	15853 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-22-497	HUSKE DORIAN BONNETT	15859 N ASPEN DR FOUNTAIN HILLS 85268	5618 W GUNNISON CHICAGO IL USA 60630	5618 W GUNNISON	CHICAGO	IL	60630
176-22-498	JAMES F/LINDA J/POLLY R	15305 E WALNUT LN FOUNTAIN HILLS 85268	15305 E WALNUT LN FOUNTAIN HILLS AZ USA 85268	15305 E WALNUT LN	FOUNTAIN HILLS	AZ	85268
176-22-499	KORONA ALBERT M/PATRICIA A	15317 E WALNUT LN FOUNTAIN HILLS 85268	15317 E WALNUT LN FOUNTAIN HILLS AZ USA 85268	15317 E WALNUT LN	FOUNTAIN HILLS	AZ	85268
176-22-551	SMITH ROBERT F/WEEGMAN MARY L	15827 N EAGLE NEST DR FOUNTAIN HILLS	10622 COUNTY RD 77 SW NISSWA MN USA 56468	10622 COUNTY RD 77 SW	NISSWA	MN	56468

		15831 N EAGLE	15831 N EAGLE NEST DR				
176-22-552	COFFEL JASON	NEST DR	FOUNTAIN HILLS AZ USA	15831 N EAGLE	FOUNTAIN		
	A/KIMBERLY S	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	ALTON E	15835 N EAGLE	15835 N EAGLE NEST DR				
	BOSTWICK	NEST DR	FOUNTAIN HILLS AZ USA	15835 N EAGLE	FOUNTAIN		
176-22-553	REVOCABLE	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	PRESTENBACK	15843 N ASPEN DR	15843 N ASPEN DR				
	KAYLA	FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA	15843 N ASPEN	FOUNTAIN		
176-22-554	MARIE/CHATAG	85268	85268	DR	HILLS	AZ	85268
	GRAHLMANN	15859 N NYACK DR	PO BOX 10002 PRESCOTT				
176-22-555	GREGORY/ASHL	FOUNTAIN HILLS	AZ USA 86304	PO BOX 10002	PRESCOTT	AZ	86304
	MAHADEEN	16013 N NYACK DR	20 OAK LN VERONA NJ USA				
176-22-556	FAMILY 2025	FOUNTAIN HILLS	07044	20 OAK LN	VERONA	NJ	7044
	VERGETIS	15836 N EAGLE	15836 N EAGLE NEST DR				
	CHARLES	NEST DR	FOUNTAIN HILLS AZ USA	15836 N EAGLE	FOUNTAIN		
176-22-557	L/SANDRA L	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	LINCOLN BRETT	15830 N EAGLE	15830 N EAGLE NEST DR				
	W/BECKER ANN	NEST DR	FOUNTAIN HILLS AZ USA	15830 N EAGLE	FOUNTAIN		
176-22-558	C	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	WILSON	15824 N EAGLE	15824 N EAGLE NEST DR				
	MATTHEW	NEST DR	FOUNTAIN HILLS AZ USA	15824 N EAGLE	FOUNTAIN		
176-22-559	L/SUSAN W	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	RUBINO	15820 N EAGLE	15820 N EAGLE NEST DR				
	LAWRENCE	NEST DR	FOUNTAIN HILLS AZ USA	15820 N EAGLE	FOUNTAIN		
176-22-560	C/LOIS M	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
	GARY K AND	15656 N EAGLE	15656 N EAGLE NEST DR				
	CHRISTINE I	NEST DR	FOUNTAIN HILLS AZ USA	15656 N EAGLE	FOUNTAIN		
176-22-565	OLIVER LIVING	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268
		15648 N EAGLE	15648 N EAGLE NEST DR				
	COMBS FAMILY	NEST DR	FOUNTAIN HILLS AZ USA	15648 N EAGLE	FOUNTAIN		
176-22-566	TRUST	FOUNTAIN HILLS	85268	NEST DR	HILLS	AZ	85268

176-22-567	HOTTENSTEIN PAUL A/SHERRY E	15640 N EAGLE NEST DR FOUNTAIN HILLS 15645 N ASPEN DR	15640 N EAGLE NEST DR FOUNTAIN HILLS AZ USA 85268 15648 N EAGLES NEST DR	15640 N EAGLE NEST DR	FOUNTAIN HILLS	AZ	85268
176-22-568	COMBS FAMILY TRUST	FOUNTAIN HILLS 85268 15649 N ASPEN DR	FOUNTAIN HILLS AZ USA 85268 15649 N ASPEN DR	15648 N EAGLES NEST DR	FOUNTAIN HILLS	AZ	85268
176-22-569	BACKSTROM JAY/KAREN	FOUNTAIN HILLS 85268 15659 N ASPEN DR	FOUNTAIN HILLS AZ USA 85268 15659 N ASPEN DR	15649 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-22-570	COOK PAMELA D/DAVID E	FOUNTAIN HILLS 85268	FOUNTAIN HILLS AZ USA 85268	15659 N ASPEN DR	FOUNTAIN HILLS	AZ	85268
176-22-571	IMMENGA REVOCABLE LIVING TRUST	15405 E ROUND UP CIR FOUNTAIN HILLS 85268	15405 E ROUND UP CIR FOUNTAIN HILLS AZ USA 85268	15405 E ROUND UP CIR	FOUNTAIN HILLS	AZ	85268
176-22-572	BARLETT STEPHEN	15413 E ROUND UP CIR FOUNTAIN HILLS 85268	15413 E ROUND UP CIR FOUNTAIN HILLS AZ USA 85268	15413 E ROUND UP CIR	FOUNTAIN HILLS	AZ	85268
176-22-573	SUSAN MORRIS REVOCABLE TRUST OF 2011	15412 E ROUND UP CIR FOUNTAIN HILLS 85268	15412 E ROUND UP CIR FOUNTAIN HILLS AZ USA 85268	15412 E ROUND UP CIR	FOUNTAIN HILLS	AZ	85268
176-22-574	LORVICK VICKY L/GARY	15404 E ROUND UP CIR FOUNTAIN HILLS 85268	15404 E ROUND UP CIR FOUNTAIN HILLS AZ USA 85268	15404 E ROUND UP CIR	FOUNTAIN HILLS	AZ	85268
176-22-575	CANZONERI PETER D/GRAZIELLA	15403 E WRANGLER CT FOUNTAIN HILLS 15411 E	15403 E WRANGLER CT FOUNTAIN HILLS AZ USA 85268 15411 E WRANGLER CT	15403 E WRANGLER CT	FOUNTAIN HILLS	AZ	85268
176-22-576	MURCHISON LIVING TRUST	WRANGLER CT FOUNTAIN HILLS 15410 E	FOUNTAIN HILLS AZ USA 85268 15830 N EAGLE NEST DR	15411 E WRANGLER CT	FOUNTAIN HILLS	AZ	85268
176-22-577	BECKER- LINCOLN REVOCABLE	WRANGLER CT FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA 85268	15830 N EAGLE NEST DR	FOUNTAIN HILLS	AZ	85268

	MCCARTY	15402 E	15402 E WRANGLER CT				
	PATRICK	WRANGLER CT	FOUNTAIN HILLS AZ USA	15402 E	FOUNTAIN		
176-22-578	MICHAEL/BREN	FOUNTAIN HILLS	85268	WRANGLER CT	HILLS	AZ	85268

JUST OUTSIDE OF 300'

	WASSERSTROM	15814 N EAGLE	4022 N LAWLER CHICAGO
176-22-561	SAM A/FABIELLI	NEST DR FOUNTAIN	IL USA 60641
		15810 N EAGLE	15810 N EAGLE NEST DR
176-22-562	MNS TRUST	NEST DR FOUNTAIN	FOUNTAIN HILLS 85268
	LYNETTE M	15806 N EAGLE	15806 N EAGLE NEST DR
176-22-563	PIACENZA	NEST DR FOUNTAIN	FOUNTAIN HILLS 85268
	CAMPBELL	15802 N EAGLE	PO BOX 35 DILLON CO USA
176-22-564	PHILIP	NEST DR FOUNTAIN	80435

Interested Parties List

Name	Address	City	Contact	Email	Phone	State	Suite	ZIP
Fort McDowell Yavapai Nation			Erika McCalvin	emccalvin@fmyn.org		AZ		
Fort McDowell Yavapai Nation	PO Box 17779	Fountain Hills	Alfonso Rodriguez	omoreno@fmyn.org		AZ		85269
Assignments for County Planning and Future Growth		Fountain Hills,	Captain Larry Kratzer	l_kratzer@mcso.maricopa.gov	602-526-4241			
City of Scottsdale	7447 E Indian School Rd Ste 20	Scottsdale	Erin Perreault	eperreault@scottsdaleaz.gov		AZ		85251
City of Scottsdale	7447 E Indian School Rd Ste 20	Scottsdale	Adam Yaron	ayaron@scottsdaleaz.gov		AZ		85251
AZGFD Region 6			Bobby Lamoureux	rlamoureux@azgfd.gov	(480)-324-3547			
District 2			Greg Harmon	GregHarmon@msn.com				
District 2			Elizabeth Bradley	azcakes@mac.com				
District 2			Jack Farmer	jack@santolinafarm.com				
Maricopa County Parks and Recreation	41835 N Castle Hot Springs Rd	Morristown		maricopacountyparks@maricopa.gov		AZ		85342
Maricopa Association of Governments	302 N. 1st Avenue	Phoenix	Kurt Cotner	kcotner@azmag.gov		AZ	300	85003
Maricopa Association of Governments	302 N. 1st Avenue	Phoenix	P Burnett	pburnett@azmag.gov		AZ	300	85003
Arizona State Land Department			Karen Dada	pe@azland.gov				
MCSO	550 W Jackson St	Phoenix	Paul Chagolla	p_chagolla@mcso.maricopa.gov	602-876-4479	AZ		85003
Arizona Fish & Game Department	9140 E. 28th St.			pep@azgfd.gov	623.236.7222			

Air Quality Business Assistance

AQBusinessAssistance@
maricopa.gov

602-506-5102

Arizona Public Service

Steven
Kadatz

Steven.Kadatz@aps.com

Requested per Pre-App

Eagles Nest HOA
Neighborhood Property
Owners' Association

[www.eaglesnestliving.co
m](http://www.eaglesnestliving.com)

(602) 437-4777

(480) 837-5317