

CITIZEN PARTICIPATION REPORT

TOLL BROTHERS

REZONING CASE NO. RZ25-000002



Vicinity Map

Generally located south of the southwest corner of Golden Eagle Blvd. and Nyack Dr.

Gammage & Burnham, PLC / Ashley Z. Marsh and Dennis Newcombe

amarsh@gblaw.com & dnewcombe@gblaw.com

Submitted: February 26, 2026

1. Project Description

The purpose of this Citizen Participation Report is to summarize how citizen participation was conducted for Toll Brothers regarding their rezoning application (RZ25-000002) on approximately 20 acres of land located 600-feet south of the southwest corner of Golden Eagle Boulevard and Nyack Drive (i.e., 15680 North Aspen Drive; APN 176-21-181) (the “Property”). Gammage & Burnham, P.L.C. filed with the Town of Fountain Hills Planning and Zoning Division the request to rezone the Property from R1-35 (Single-Family Residential) to R1-10A (Single-Family Residential) to allow for a 29-lot single-family subdivision.

The Property became available for purchase following a Special Election held in November 2024. The ballot measure asked residents whether the Fountain Hills Unified School District (FHUSD) should be permitted to sell the land, with proceeds to be reinvested into the District. The measure was approved with approximately 69% voter support. Following voter approval, FHUSD unanimously selected Toll Brothers as the prospective builder and developer of the site.

2. Notified Parties

The following parties were initially notified about the application:

1. Per Town requirements, all property owners located within 300 feet of the Property.
2. Four (4) additional property owners outside 300 feet of the Property where include for consistency.
3. Homeowners Associations within 300 feet of the Property.
4. Other citizens or interested parties as provided by Town Planning Staff were included.
5. Planning Staff.

The notification letter, aerial map, site plan, map illustrating the notification area, and mailing list are attached to this plan as **Exhibit A**.

3. Notification and Information Procedures

January 5, 2026, within thirty (30) days of filing the rezoning request and deemed administratively complete by the Fountain Hills Planning and Zoning Division, Gammage &

Burnham, P.L.C. mailed a notice of the application filed and of a neighborhood meeting via first class mail as noted in Section 2 above. The letter provided a general description of the rezoning request, a general explanation of the proposal, the neighborhood meeting details, the name and contact information for the Gammage & Burnham, P.L.C.'s representative, and included an aerial map and site plan. A neighborhood meeting was desired to meet with adjacent neighbors to answer any questions they may have in advance of formal public hearings.

February 9, 2026- Fountain Hill's Planning & Zoning Division submitted a legal ad in the Fountain Hills Times Independent for February 18th and February 25th. The ad gave notice of the March 9th Planning and Zoning Commission and April 21st Town Council meetings.

February 19, 2026- Town of Fountain Hills Planning and Zoning Division Staff completed the notification letter advising of the case going to Planning and Zoning Commission on March 9, 2026 and Town Council on April 21, 2026. In addition to the Section 2 above, the Town of Fountain Hills Planning and Zoning Division letter was sent to all attendees who provided their mailing address at the January 20, 2026 neighborhood meeting.

February 20, 2026, the Property was posted with two signs (only 1 required) visible from the nearest public right-of-way locations. The posting included a brief description of the rezoning area, a general explanation of the proposal, and the name and contact information for Gammage & Burnham, P.L.C.'s representative. Photographs of the signs, a map illustrating posting sites, and an affidavit of the postings was sent to the Town of Fountain Hills Planning and Zoning Division Staff within 15-days of the March 9th Planning and Zoning Commission hearing. The affidavit sign posting is attached as **Exhibit B**.

4. Neighborhood Meeting Overview/Summary

As stated, a neighborhood meeting was held on January 20, 2026, at the Fountain Hills Unified School District Learning Center. Representatives from the School Board, Gammage & Burnham, Toll Brothers and its engineering consultants were in attendance. The development team prepared several poster-sized exhibits to illustrate the proposal and encouraged review, mingling, and direct dialogue with the development team.

The open house format was selected to provide flexibility for residents to attend at their convenience and to allow for more individualized conversations. This format gave neighbors the opportunity to ask questions specific to them and/or to share thoughtful feedback directly with members of the development team.

During the meeting it was requested and agreed to by the development team that a more formal question & answer format be offered to the residents. Thus, a hybrid meeting option was provided where residents could ask questions with the development team representatives answering them to the group. Residents that wanted direct interaction with the exhibits and the development team representatives were allowed to continue .

The meeting went from 6:00 to 7:30 PM, the development team remained until approximately 8:00 PM to ensure all questions were asked and/or addressed, if possible, or contact information provided for future discussions. Approximately 65 residents attended. The sign-in sheet is included as **Exhibit C**.



5. Correspondence and Phone Calls

January 9, 2026 – Ms. Ann Becker submitted correspondence to Gammage & Burnham, P.L.C. regarding the neighborhood notification letter and the proposed rezoning/development. Gammage & Burnham, P.L.C. responded via email, which led to a subsequent virtual meeting on February 19, 2026, (see below) and discussions continue to today.

January 19, 2026 – Mr. Paul Hottenstein contacted Gammage & Burnham, P.L.C. by phone regarding the project. The call consisted of general questions and discussion about the proposal.

February 10, 2026 – Ms. Tammy Bell spoke with Gammage & Burnham, P.L.C. regarding the development plan both at the neighborhood meeting and after. The discussion/correspondence included general inquiries related to the development plan and surrounding properties. A follow-up discussion was held to respond to her questions.

February 19, 2026 – Representatives from Toll Brothers and Gammage & Burnham, P.L.C. met virtually with Ms. Ann Becker, Mr. David Tilzer, and Ms. Debra Gilstrap to discuss the proposed development and respond to questions. The meeting provided an opportunity for additional clarification and dialogue.

In addition, the Gammage & Burnham, P.L.C. has been in regular communication with the immediately abutting neighbors throughout the process, including emails with Mr. Rae

D'Amore regarding updates and development related questions. Gammage & Burnham, P.L.C. has maintained communication with Town of Fountain Hills Planning and Zoning Division Staff from the initial submittal through the public hearing notice process in accordance with the Town's Citizen Participation Guidelines.

6. Summary of Concerns, Issues, and Problems

In addition to the meetings with nearby neighbors, the neighborhood meeting provided the opportunity to meet with residents and listen to their thoughts on the project.

Below is a brief overview of the concerns and support received:

Residents expressed concerns regarding the following:

- The proposed density under R1-10A zoning compared to the existing R1-35 zoning
- Subdivision design
- Traffic volumes, vehicle speeds, roadway curves, and site access points
- The perception of "tract-style" housing
- Potential loss of views, particularly for properties directly adjacent to the site
- Loss of open space and neighborhood connectivity
- Drainage patterns and potential flooding impacts
- Potential effects on wildlife movement and environmental resources
- Utility infrastructure and service connections
- Notification letter notice radius area too small (300-feet)

Comments in support:

Several attendees also expressed support, including:

- Appreciation of the proposal of single-story homes to help preserve views.
- Preservation of the open space (wash area)
- Proposed lot sizes matching those along Aspen Drive

- The residential density and lot sizes are consistent with surrounding neighborhood
- Subdivision design and lot sizes exceeding the 10,000 square-foot minimum
- The reputation of Toll Brothers and the quality of the proposed housing product.
- New 'for sale' housing
- The sale of school land and the benefit the sale would have for the school district
- The applicant's willingness to listen to and consider neighborhood feedback.

7. Next Steps

After the neighborhood meeting, representatives from Toll Brothers and Gammage & Burnham, P.L.C. met with nearby residents virtually and/or in person to have continued conversations regarding the development. Topics included open space redesign, density, wash preservation, retaining wall functionality, landscape/mature tree salvage, and traffic mitigation devices.

Below are answers to the concerns raised:

- Confirmation that the intention is for single-story homes, not two-story homes, to protect views for existing neighbors
- Confirmation that the wash will remain undisturbed and can be done via easement or dedication of the land to Fountain Hills
- Promise to review if certain mature landscaping can maintain on site to act as visual buffer for adjacent neighbors to the north of the site
- Promise to meet with Engineering Department to discuss potential traffic safety measures for Aspen Drive
- Discuss coordination with Town on adjacent Town-owned property
- Confirmation that preliminary Environmental Site Assessment studies have been completed.
- Confirmation that grading and drainage and hydrology studies will be conducted according to Town requirements

- Confirmation that lighting standards will follow Town requirements in respect of the Fountain Hills Dark Sky Association

8. Conclusion

The Gammage and Burnham, P.L.C. has gone to extensive lengths to not only meet but exceed the requirements for the Citizen Participation Process.

- Notification letters met Town requirements and sent in the appropriate timeframe
- Notification letters were also sent to residents outside the minimum distance requirements
- A neighborhood meeting was provided even though not required. The format of the meeting was updated to allow both an open house format and Q+A.
- Gammage and Burnham, P.L.C. and the team has proactively met with residents after the neighborhood meeting to discuss the project and possible solutions
- Gammage and Burnham, P.L.C. has been in phone and email communications with Planning staff providing summaries regarding outreach efforts
- Exceeded Town requirements for posting of signs on property and completed affidavit of posting prior to public hearings

Collectively, these efforts reflect a proactive and comprehensive approach to citizen participation that goes beyond what is required by the Town's Zoning Ordinance. The applicant has made meaningful efforts to ensure neighbors were informed, heard, and given opportunities for continued dialogue.

EXHIBIT A

**Notification Letter
Aerial Map
Site Plan
Property Owner Map
Mailing List**

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4443

January 5, 2026

NOTICE OF APPLICATION

Dear Property Owner, Association, or Interested Party:

The purpose of this letter is to inform you that on behalf of our client, Toll Brothers, Inc. ("Toll Brothers"), we have recently filed an application (RZ25-000002) to rezone an approximately 19 gross acre site located at 15680 North Aspen Drive (APN: 176-21-181) (the "Property"). (See attached "Property Aerial Map"). The rezoning request is to rezone from R1-35 (i.e., originally proposed school site) to R1-10A (residential zoning designation) for a proposed luxury single-family residential subdivision by Toll Brothers.

As you may know, the Property is currently owned by Fountain Hills Unified School District ("FHUSD"). In 2024, FHUSD initiated a public process to evaluate the future of two underutilized, vacant properties and sought voter approval to sell them. The measure was approved by voters in November 2024. Following this approval, the FHUSD Governing Board unanimously selected Toll Brothers as the preferred homebuilder, reflecting Toll Brother's strong track record of high-quality residential development in Fountain Hills and throughout the Valley.

Toll Brothers proposes to develop approximately 8 acres of the Property as a 29-lot luxury, for-sale, single-story residential subdivision compatible with the surrounding neighborhood and consistent with the Town's long-term planning goals. Notably, approximately 9 acres of the Property is encumbered by a wash that will remain undisturbed; meaning no homes will be constructed in the wash.

The proposed rezoning allows for an award-winning home builder the ability to transform a long-vacant property once planned for a school into a thoughtfully designed luxury community. (See attached "Conceptual Site Plan"). Please accept this letter as an invitation to attend a Neighborhood Open House Meeting, where members of the development team will be available to discuss the rezoning proposal. The details of the Open House are as follows:

NEIGHBORHOOD OPEN HOUSE MEETING

January 20, 2026, 6:00 PM – 7:00 PM

Fountain Hills Unified School District's Learning Center

16000 East Palisades Boulevard, Fountain Hills

Should you have any questions regarding Toll Brothers' proposal, please do not hesitate to contact me. You may reach me at (602) 256-4443 or amarsh@gblaw.com.

Sincerely,



Ashley Z. Marsh, Esq.
Gammage & Burnham, PLC

Enclosures: Property Aerial Map; Conceptual Site Plan

Aerial Map





R1-10A LOT DATA		
SINGLE-FAMILY RESIDENTIAL: 4,140 SF +/-		
TOTAL HOMES: 29 HOMES		
GROSS DENSITY: 1.50 HOME / ACRE		
MIN. LOT SIZE: 80' X 130' (10,400 SF)		
R1-10A REQUIREMENTS		
MINIMUM YARD SETBACKS	REQUIRED	PROVIDED
FRONT	20'	20'
SIDE	7'	7'
STREETSIDE	20'	20'
REAR	20'	20'
MAXIMUM LOT COVERAGE	REQUIRED	PROVIDED
	40%	40%

— PROPERTY BOUNDARY

■ FEMA ZONE AE

GROSS ACRES: 19.26 AC

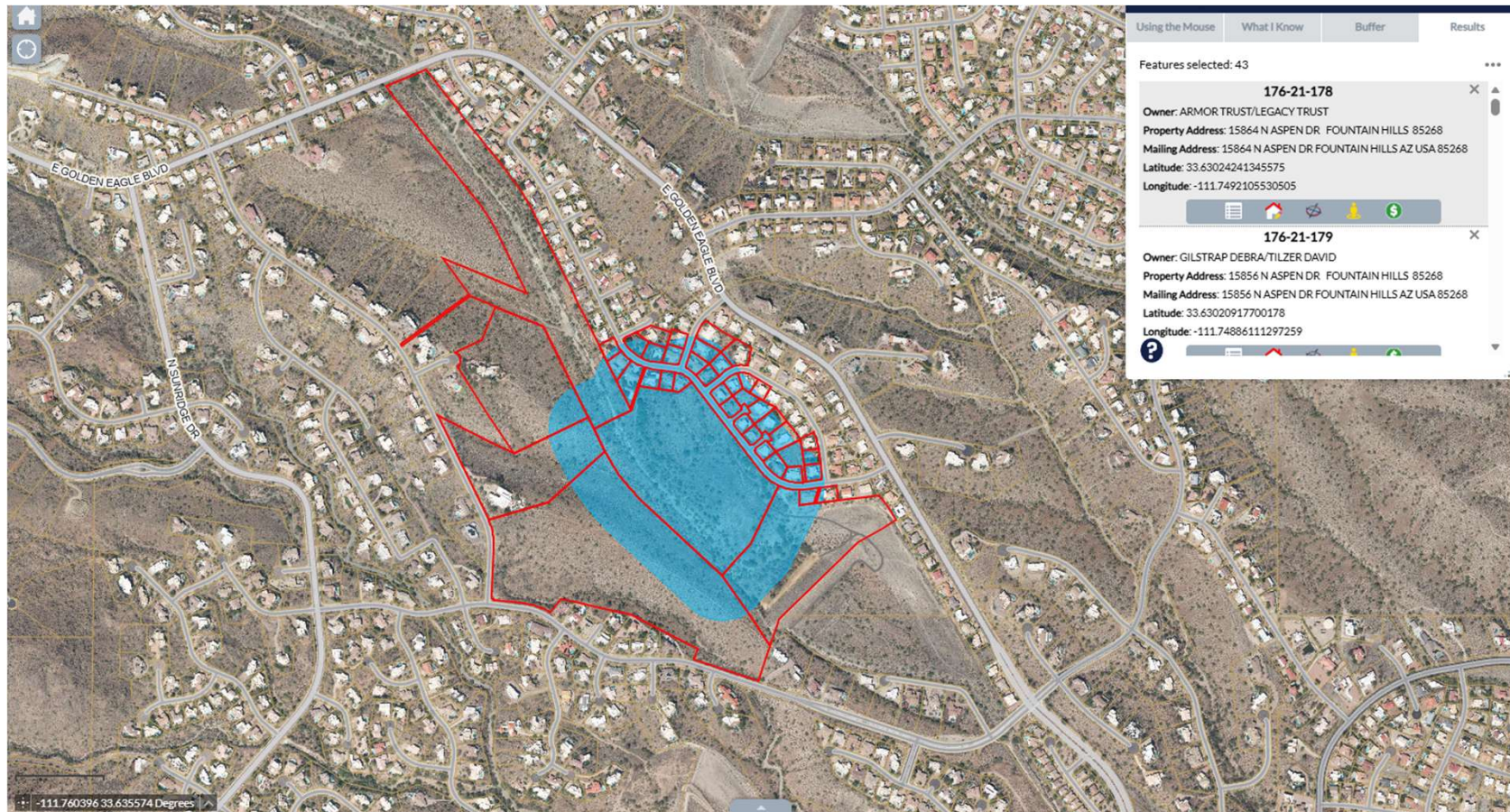
NET ACRES: 8.733 AC

SCALE 1"=50'

* 1 Foot Interval Contour

0 50 100 150

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	FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA	15864 N ASPEN	FOUNTAIN		
	TRUST	85268	85268	DR	HILLS	AZ	85268
176-21-179	GILSTRAP	15856 N ASPEN DR	15856 N ASPEN DR				
	DEBRA/TILZER	FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA	15856 N ASPEN	FOUNTAIN		
	DAVID	85268	85268	DR	HILLS	AZ	85268
176-21-180		15844 N ASPEN DR	15844 N ASPEN DR				
		FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA	15844 N ASPEN	FOUNTAIN		
	DAMORE RAE	85268	85268	DR	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
		15644 N ASPEN DR	15644 N ASPEN DR				
176-21-182	THOMAS-AGEE	FOUNTAIN HILLS	FOUNTAIN HILLS AZ USA	15644 N ASPEN	FOUNTAIN		
	FAMILY TRUST	85268	85268	DR	HILLS	AZ	85268
176-21-183	CHRISTOPHER	15632 N ASPEN DR	861 CAMINITO ESTRELLA				
	JOHN RACANA	FOUNTAIN HILLS	CHULA VISTA CA USA	861 CAMINITO			
	TRUST	85268	91910	ESTRELLA	CHULA VISTA	CA	91910
176-21-209			16705 E AVENUE OF THE	16705 E AVENUE			
	FOUNTAIN		FOUNTAINS FOUNTAIN	OF THE	FOUNTAIN		
	HILLS TOWN OF		HILLS AZ USA 85268-3815	FOUNTAINS	HILLS	AZ	85268-3815
176-21-210			16705 E AVENUE OF THE	16705 E AVENUE			
	FOUNTAIN		FOUNTAINS FOUNTAIN	OF THE	FOUNTAIN		
	HILLS TOWN OF		HILLS AZ USA 85268-3815	FOUNTAINS	HILLS	AZ	85268-3815
176-21-485		15147 E MAZATZAL	15147 E MAZATZAL CIR				
	PAULSEN	CIR FOUNTAIN	FOUNTAIN HILLS AZ USA	15147 E	FOUNTAIN		
	RANDY D JR	HILLS 85268	85268	MAZATZAL CIR	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

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

Notification for 15680 N. Aspen Dr. / RZ25-000002



Brian C. Vaccaro

To

Cc ● Brian C. Vaccaro

Bcc ○ emccalvin@fmyn.org; ○ l_kratzer@mcso.maricopa.gov; ○ rlamoureux@azgfd.gov; ○ GregHarmon@msn.com; ○ azcakes@mac.com;
○ jack@santolinafarm.com; ○ pe@azland.gov; ○ pep@azgfd.gov; ○ AQBBusinessAssistance@maricopa.gov; ○ Steven.Kadatz@aps.com;
○ mgant2000@msn.com



TB Aspen Notification Letter Final 12.31.25.pdf
5 MB



Reply



Reply All



Forward



Mon 1/5/2026 10:17 AM

Good morning,

Our client, Toll Brothers, Inc., recently filed an application to rezone approximately 19 acres from R1-35 to R1-10A for a luxury single-family residential subdivision located at 15680 N. Aspen Drive. You have been listed as an Interested Party in the Maricopa County database, however there was no mailing address to send the notification letter. Please see the letter attached.

If you have any questions regarding the request, please don't hesitate to contact me.

Thank you!

Brian C. Vaccaro

Land Use Planner

602.256.4417 Direct | bvaccaro@qblaw.com

www.qblaw.com | [Profile](#)

GAMMAGE & BURNHAM

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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Exhibit B

Sign Posting Notification

Notarized Affidavit of Posting

Application No.: RZ25-000002

Applicant Name: Gammage & Burnham

Location: 15680 N Aspen Dr

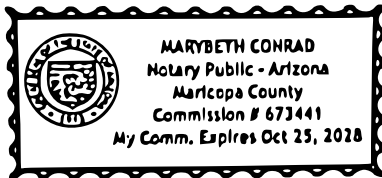
I confirm that the site has been posted as required not less than fifteen calendar days prior to the Fountain Hills Planning and Zoning Commission meeting for the case noted above. A picture or pictures of the site posting(s) are included with this affidavit.

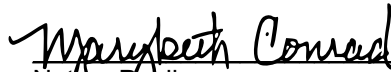

Applicant/Representative Signature

February 20, 2026
Date

This instrument was acknowledged before me on this 20 day of February, 2026, by

Meghan Liggett. In witness whereof, I hereunto set my hand and official seal.




Notary Public

My commission expires: 10-25-28

ZONING

NOTICE OF HEARING

A PUBLIC HEARING HAS BEEN SCHEDULED TO RECEIVE
PUBLIC INPUT ON THE FOLLOWING PROJECT:

Case#: RZ25-000002

Request: REZONE of approximately 20 acres located approximately 600-feet south of the southeast corner of Golden Eagle Blvd. and Nyack Drive (APN 176-21-181) from R1-35 (35,000 sq. ft. lot size minimum) to R1-10A (10,000 sq. ft. lot size minimum) to allow development of 29 single-family residential lots*.

Existing Zoning: R1-35

Proposed Use: R1-10A

***NOTE:** There is an administrative review/approval of a preliminary plat case (Case No.: PRP25-000001) for 29 single-family residential lots associated with this rezoning case.



P&Z COMMISSION: Monday, March 9, 2026,
at 6:00 PM

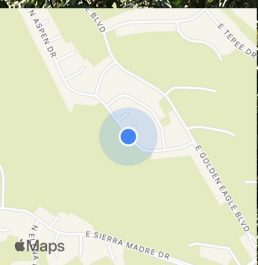
TOWN COUNCIL: Tuesday, April 21, 2026,
at 5:30 PM

PLACE: Town Council Chambers located at
16705 East Avenue of the Fountain, Fountain Hills, AZ 85268

APPLICANT: Gammage & Burnham, P.L.C., Ashley Z. Marsh, **APPLICANT PHONE:** 602-256-4443

TOWN OF FOUNTAIN HILLS PHONE: 480-816-5122

POSTING DATE: 2/20/26 **TOWN OF FOUNTAIN HILLS**



February 20, 2026 at 9:38 AM

+33.628840, -111.747017

15632-15678 N Aspen Dr

Fountain Hills AZ 85268

ZONING

NOTICE OF HEARING

A PUBLIC HEARING HAS BEEN SCHEDULED TO RECEIVE
PUBLIC INPUT ON THE FOLLOWING PROJECT:

Case#: RZ25-000002

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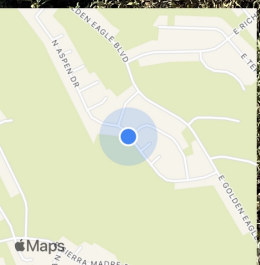
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TOWN OF FOUNTAIN HILLS PHONE: 480-816-5122

POSTING DATE: 2/20/26 **TOWN OF FOUNTAIN HILLS**



February 20, 2026 at 9:26 AM

+33 629988-111 748077

15844 N Aspen Dr

Fountain Hills AZ 85268

Exhibit C

Neighborhood Sign-in Sheet

Toll Brothers- 15680 North Aspen Drive
TOWN OF FOUNTAIN HILLS REZONE (RZ25-000002)
NEIGHBORHOOD MEETING

Fountain Hills Unified School District's Learning Center
 16000 East Palisades Blvd.
 Fountain Hills, AZ 85268
 January 20, 2026, 6:00pm

Name	Address (Please Include City & Zip)	Company (if applicable)	Email
TRAMONTE	15860 N. MYACK DR. FH		cosette.eaton@gmail.com
EATON	16012 N. MYACK DR		iambabys24@gmail.com
Barbara Tucker	15853 N Aspen Dr		bababab24@gmail.com
GILSTRAP Tilzer	15856 N Aspen Dr		baabab24@gmail.com
S. Hixson	15872 N. Aspen Dr.		AZ HIXSON@gmail.com
SCHWAEZ	15685 E Golden Eagle Blvd		yschwaez614@gmail.com
S. MORRIS	15412 E Round Up		SUSANMORRISFH@gmail.com
ALBEAT IMMENGHA	15405 Round up Circle		vholland76@gmail.com
VICKY D (ARY HOLLAND)	15404 Round Up Circle		vholland76@gmail.com
TERI HILLS	15649 N. EAGLES NEST DR,		th1979@gmail.com

Yael Reicher 15823 N. Eagles Nest Dr.

Yreicher17@gmail.com

Toll Brothers- 15680 North Aspen Drive
TOWN OF FOUNTAIN HILLS REZONE (RZ25-000002)
NEIGHBORHOOD MEETING

Fountain Hills Unified School District's Learning Center
 16000 East Palisades Blvd.
 Fountain Hills, AZ 85268
 January 20, 2026, 6:00pm

Name	Address (Please include City & Zip)	Company (if applicable)	Email
Tamara's Hallman	16411 Aspen		Tamara Hallman & Yana Co.
Mike Nonhof	15819 N. Eagles Nest Dr		nonhof@icloud.com
Nicole Murchison	15411 E. Wrangler Ct, Fountain Hills	85268	nicolemurchison@gmail.com
Polly Bonnett	15305 E. Walnut Lane, Ftn Hills		libonnett@icloud.com
Linda Bonnett	" "		" "
Carmen & For D'Amore	15844 N. Aspen Dr Fountain Hills AZ	85268	Carmen D'Amore carmendamoreagency.com
Tamara & Russ WARD	16011 N. AS PEN DR, 85268		Tamara Ward dianmard@aol.com
Walter & Catherine Gilbert	16417 N. Aspen Dr. Fountain Hills, 85268		walbert59@gmail.com
Beth & Larry Schmit	16255 N. Aspen Dr Fountain Hills AZ	85268	larslair@cox.net
Art & Friend	15617 N. Aspen Dr	85268	

Don & Friends 15617 N. Aspen Dr. 85268

~~Don & Friends~~

Toll Brothers- 15680 North Aspen Drive

TOWN OF FOUNTAIN HILLS REZONE (RZ25-000002)

NEIGHBORHOOD MEETING

Fountain Hills Unified School District's Learning Center
16000 East Palisades Blvd.
Fountain Hills, AZ 85268
January 20, 2026, 6:00pm

Name	Address (Please include City & Zip)	Company (if applicable)	Email
Laurel + Scott Reiser	16420 N. Aspen Dr.		lr_reiser@yahoo.com
Tammy + Mary Bell	15804 N. Aspen Dr.		tammy.jbell7@gmail.com
Angel + Garrett Wilson	15614 N Aspen		Aguilerson714@yahoo.com
Savvy Phillips + Marty Halperin	15811 N. Eagle Nest Dr.		mhalfma37@gmail.com
Jamie + Daniel Alvaras	15641 N Eagles Nest		jmaclorans@cox.net
Ann Becker + Brett Lincoln	15030 N. Eagles Nest Dr.		ann.becker61@gmail.com
Amy/Barrick Murphy	16010 N. ASPEN		murphyamy003@gmail.com
Judy Carson	16412 N. ASPE		JudyCarson24@yahoo.com
Michelle	15411 E. Wrentham Dr.		Michelle todding12@gmail.com
Michelle	15815 N. Eagles Nest	Dani 633 @hotmail.com	ph

Toll Brothers
15680 North Aspen Drive
Fountain Hills, AZ 85268

clara 622
clara@mail.com

Toll Brothers- 15680 North Aspen Drive
TOWN OF FOUNTAIN HILLS REZONE (RZ25-000002)
NEIGHBORHOOD MEETING

Fountain Hills Unified School District's Learning Center
 16000 East Palisades Blvd.
 Fountain Hills, AZ 85268
 January 20, 2026, 6:00pm

Name	Address (Please include City & Zip)	Company (if applicable)	Email
Kimberly Coffel	15831 N Eagles Nest Dr. Fountain Hills, AZ		coffel19@gmail.com
Jean Serrano	15213 E. Shatt Out Plaza F H A Z		jean.serrano61@gmail.com
Robert Barano & Veronica Kuzara	15641 E. Golden Eagle Blvd PO Box 18574 Fountain Hills 85269		rbarano679@gmail.com comcast.net
Rodney Eaton	16012 N MYACK DR FOUNTAIN HILLS		rodneyeaton2@gmail.com
Reid Jones	15315 Quicke Drive PL F/Hills 85268		reidjones7@gmail.com
Christina Hones	16004 N Aspen Dr, Phu Hills 85268		clivishones1272@icloud.com
Chuck & Sandy Vergelias	15832 N. Eagles Nest Dr	FH	sandra.v380@hotmail.com
Tina Hunsick	16042 N. Aspen Dr F.H.		
Kris Erickson	15316 E Quicke Dr P1	FH	
Adrienne Larson	15318 E Walnut Ln.	FH	adrienne.larson24@gmail.com

NAME , ADDRESS , COMPANY (IF APPLICABLE) , EMAIL

1. Will Walker, 4900 N 44TH ST., N/A,
WSWALKER28@GMAIL.COM
2. Karen & Jay Backstrom 15649 N. Aspen Dr.
Karenbackstrom@gmail.com Ftr Hills, AZ 85268
3. Tamara & Ron WALD ^{WALD76RD@gmail}
14011 N. ASPEN DR 85268
4. Romy and Laura Dilweg 16248 N. Aspen Dr. 85268
rdilweg@hey.com; lauradilweg@gmail.com
5. Phil Campbell 15802 N. Eagle Nest Dr.
philtheskier@yahoo.com
6. Pamela Cook
15659 N. Aspen Dr. cogirl16@gmail.com
7. Barb Tucker 15853 N Aspen Dr FH 85268

PATECK
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Elizabeth Oakley
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