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**AGENDA
TOWN OF CAMP VERDE – PLANNING & ZONING COMMISSION
SPECIAL SESSION
473 S. MAIN STREET, SUITE 106
THURSDAY, February 10, 2022 at 6:30 P.M.**

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/81017760637?pwd=THhxd3ZONVp6OWFURDrRlFvckZVUT09>

One Tap Mobile: 1.669.900.9128 US (San Jose); 1.253.215.8782 US (Tacoma)

Meeting ID: 810 1776 0637 **Passcode:** 774196

Commission members may attend Planning & Zoning Commission meetings either in person, or by telephone, video or internet conferencing. All Commission meetings will end at 9 PM; therefore, any remaining agenda items will be heard at the next Commission meeting.

1. **Call to Order**
2. **Roll Call.** Chairman Andrew Faiella, Vice Chairman Todd Scantlebury, Greg Blue, Robert Foreman, William Tippett, Michael Hough, Ingrid Osses
3. **Pledge of Allegiance**
4. **Consent Agenda** - All items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of the Commission so requests.
 - a. **Set Meeting Dates:** March 3, 2022 at 6:30pm (Regular Session)
 March 10, 2022 - Joint session with Town Council
 New Commissioner Training (DTBD by Town Clerk)
5. **Call to the Public for items not on the agenda** - Residents are encouraged to comment about any matter not included on the agenda. State law prevents the Commission from taking any action on items not on the agenda, except to set them for consideration at a future date.
6. **Continued Public Hearing followed by Discussion, Consideration and Possible Approval of a Use Permit Application for an Automated Library for Verde Lakes Area (Recommendation to Table):** Staff Resource, John Knight
 - **Staff Comments**
 - **Public Hearing Open**
 - **Public Hearing Closed**
 - **Commission Discussion**

7. **Public Hearing, Discussion and Possible Recommendation to the Council for a Zoning Map Change from R1-PAD (Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & Other Multi-family) by Atlantic Development on parcel 403-23-104X, Homestead Parkway, Camp Verde, Yavapai County, Arizona.** Staff Resource, John Knight

- **Staff Comments**
- **Public Hearing Open**
- **Public Hearing Closed**
- **Commission Discussion**

8. **Current Events** - Individual members of the Commission may provide brief summaries of current events and activities. These summaries are strictly for the purpose of informing the public of such events and activities. The Commission will take no discussion, consideration, or action on any such item, except that an individual Commission member may request an item be placed on a future agenda.

9. **Staff Comments**

10. **Adjournment**

The Planning and Zoning Staff makes every attempt to provide a complete agenda packet for public review. However, it is not always possible to include all information in the packet. You are encouraged to check with the Community Development Department prior to a meeting for copies of supporting documentation, if any that were unavailable at the time agenda packets were prepared.

Note: Pursuant to A.R.S. §38-431.03A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item. The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at the Town of Camp Verde and Bashes on

_____ (date) at _____ (time) in accordance with the statement filed by the Camp Verde Town Council with the Town Clerk

(signed), _____ (print name and title)

Topic: Planning & Zoning, Thursday, February 10th, 6:30pm

Time: Feb 10, 2022 06:30 PM Arizona

Join Zoom Meeting:

<https://us02web.zoom.us/j/81017760637?pwd=THhxd3ZONVp6OWFURDrRIFvckZVUT09>

Meeting ID: 810 1776 0637

Passcode: 774196

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 810 1776 0637

Passcode: 774196



Agenda Report Form – Section I

Meeting Date: Thursday, February 10th, 2022, 6:30pm

- Consent Agenda
- Decision Agenda
- Executive Session Requested
- Presentation Only
- Action/Presentation
- Work Session

Requesting Department: Community Development

Staff Resource/Contact Person: John Knight, Director

Agenda Title: Public Hearing, Discussion and Possible Recommendation to the Council for a Zoning Map Change from R1-PAD (Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & Other Multi-family) by Atlantic Development on parcel 403-23-104X, Homestead Parkway, Camp Verde, Yavapai County, Arizona

List Attached Documents:

- Exhibit A:** Current Zoning, page 7
- Exhibit B:** Preliminary-Proposed Site Plan, page 9
- Exhibit C:** Letter of Intent, page 11
- Exhibit D:** Application, page 25
- Exhibit E:** Applicant Letter to 300’ Radius Neighbors with list of 14 recipients, page 29
- Exhibit F:** Affidavits for two (2) Neighborhood Meetings, page 31
- Exhibit G:** Town Letter to 300’ Radius advising Planning & Zoning Hearing, page 35
- Exhibit H:** Atlantic Development & Investments Inc, Resume, 2022, page 39

Estimated Presentation Time: 20

Estimated Discussion Time: 30

Reviews and comments Completed by:

Town Manager: _____ Department Head: _____

Town Attorney Comments: _____

Risk Management: _____

Finance Department
Fiscal Impact:
Budget Code: _____ **Amount Remaining:** _____

Background Information: On January 10, 2022, Jessica Raymond, submitted an application on behalf of Atlantic Development & Investments, requesting a Zoning Map Change from **R1-PAD** (Residential: Single-family – Planned Area Development) to **R2** (Residential: Duplex and Other Multi-Family Uses) for the purpose of developing multifamily housing which will include a mix of affordable housing and market rate homes. (See Exhibit D, page 25.)

Subject Parcel:

Parcels: 403-23-104X
Zoning: R1-PAD
Acreage: 28.22 +/-
Address: N. Homestead Parkway (not yet addressed)
Ownership: CV Homestead Qozb, LLC**
(*Currently under contract for purchase by Atlantic Development and Investments)

The applicant anticipates developing between 300-400 housing units on the parcel which would be developed in 3-4 phases over the next 1 to 5 years. Units would comprise a mixture of Townhomes, Stacked Flats, Two-story Walk up Apartments as well as Single-Family Homes (single story). As a Tax-Credit and Opportunity Zone development, the applicant anticipates building and managing most of these units as rental properties for at least 10 years.

Applicant is anticipating starting construct on Area-2 (~80 units) later this calendar year and is working closely with Community Development on preliminary review processes in order to submit building permits at their earliest opportunity.

Area-2 and Area-1 (also ~80 units, anticipated for CY 2023 construction) are planned to be developed under the LIHTC (Low-Income Housing Tax Credit) program. As such, these will be managed as rental properties. (See Exhibit B, page 9.)

Area-3 and Area-4 are still in the planning process. Area-3 may be developed as a mixture of LIHTC and market value homes. Area-4 is being considered for a future subdivision of smaller single family homes such as Town Homes or Patio Homes which may be developed and sold. Therefore, the applicant may, in the next few years, apply to re-zone this area to a PAD in order to develop and subdivide this area.

About the Applicant-Developer

Atlantic Development & Investments Inc. has been operating since the 1970s. The company focuses on developing affordable housing communities and has been a leader in the development of approximately 3,000 LIHTC (Low-Income Housing Tax Credit) units in Arizona. See Exhibit H, page 39.

General Plan

This project is located within the Finnie Flat Character Area of the General Plan and fits the planned development type and character for the Area.

The General Plan states:

The Finnie Flat character area is a diverse area. This area is ideally positioned for both commercial and high-density residential growth for the Town. It encompasses busy shopping locations, an industrial park, a medical center, and residential neighborhoods.

The junction of State Route 260 and Interstate 17 is an active 24-hour intersection that attracts many visitors coming to Verde Valley/Sedona or passing through. The industrial section is home to several heavy commercial businesses and has the advantage of being located directly off Interstate 17. A new campus for Northern Arizona Healthcare will improve medical services to the community and visitors. Closer to the Town's center is a shopping and business center, which is the primary location for residents to obtain essential services.

A riverfront trail system is being planned along the Verde River on a combination of land owned by, Arizona State Parks and Prescott National Forest. This access will be coordinated with any future planned development of residential subdivisions and commercial properties that includes a new home for the Verde Valley Archaeology Center.

Additionally, this Zoning Map Change is specifically for the purpose of providing affordable housing which is a dedicated commitment of the General Plan and Town leadership. The Town General plan, Chapter 7 Housing, states specifically on page 129:

Camp Verde is not required by Arizona Revised Statute to include a housing element in its general plan. However, the preservation and development of adequate housing in Camp Verde is a significant consideration for elected and appointed officials, as well as Camp Verde residents and business owners. Camp Verde's leadership recognizes that housing, one of the most basic human needs is also a fundamental component of ensuring continued community and economic vitality. As a result, Camp Verde has elected to include a housing element in its general plan.

Central to the success of the housing element, is the following policy statement taken from the 2005 General Plan which reflects the commitment of the community to address existing conditions and meet goals:

“The Town of Camp Verde will strive to maintain and foster an environment where a variety of safe and affordable housing opportunities are available for all age groups and socio-economic levels. The community’s success in economic diversification and job creation is directly linked to affordable housing within the community.”

Completed by Applicant and/or staff:

- ✓ The applicant mailed out letters to property owners within 300’, which invited them to the neighborhood meeting on January 5th, 2022 (**Exhibit E, page xx**);
- ✓ Applicant posted the property noticing two neighborhood meetings,
 - January 22nd, 2pm at the Camp Verde Library,
 - Attended by three persons, and
 - January 25th at 2pm, via Zoom
 - No attendance
- ✓ Applicant provided affidavit and minutes of both of the above listed neighborhood meetings, (**Exhibit F, page 31**);
- ✓ Community Development Staff mailed out letters to properties owners within three hundred (300) feet of the subject parcel on January 24th, 2022. This letter advised the neighbors of the tentative Planning & Zoning Public Hearing and Town Council meeting dates, times, and location (**Exhibit G, page 35**);
- ✓ Notice of Public Hearing was placed in the Verde Independent–Camp Verde Bugle newspaper on January 26th, 2022 by Community Development Staff.
- ✓ Notice of Public Hearing was posted in public places and the subject property on January 27th, 2022 by Community Development Staff.

Departmental & Agency Comments

Only comments of “no comment” were received from Town Departments and reviewing agencies.

Public Comments

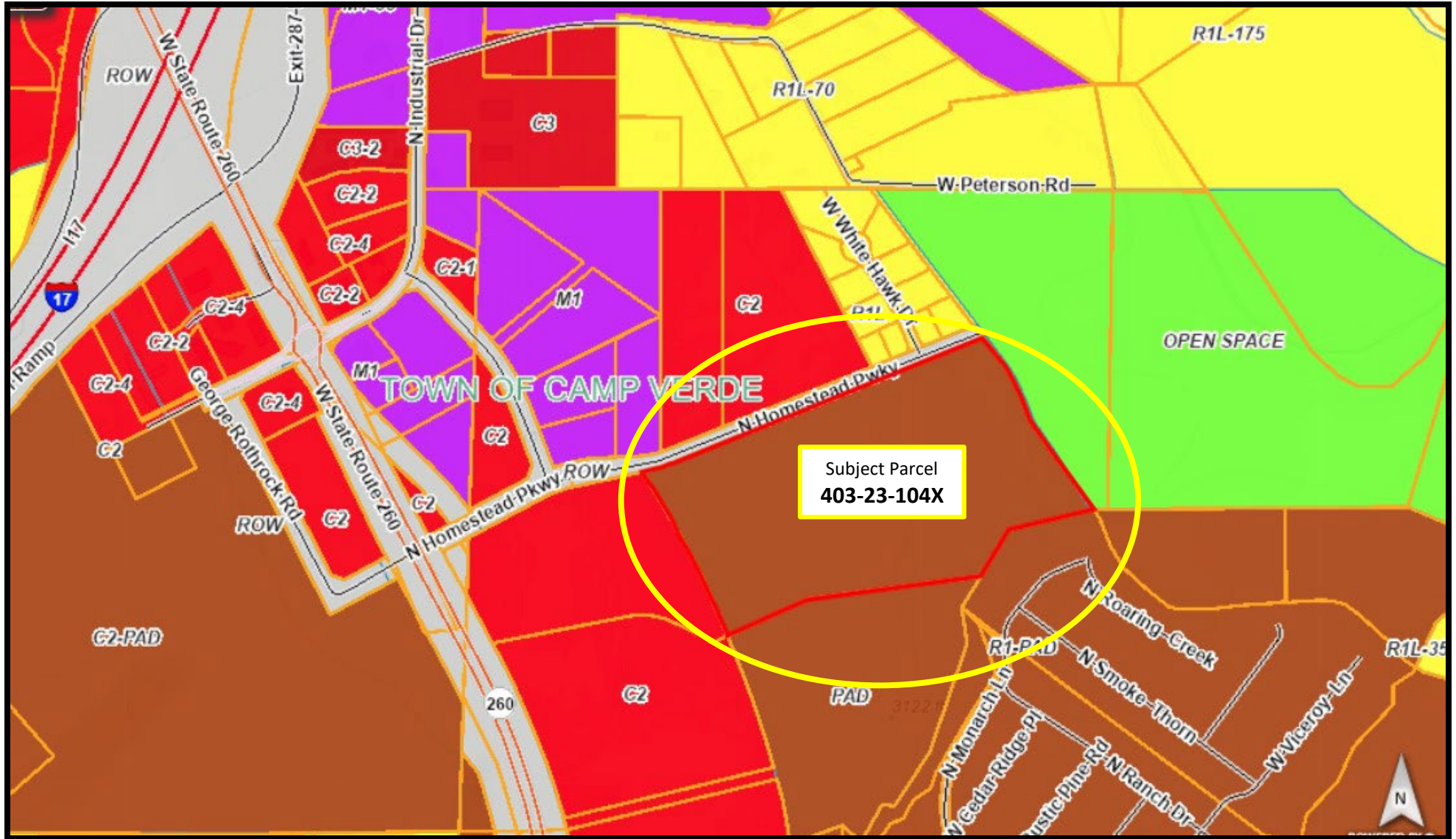
No comments were received from the public.

Staff Recommendation

Staff recommends approval of the requested Zoning Map Change.

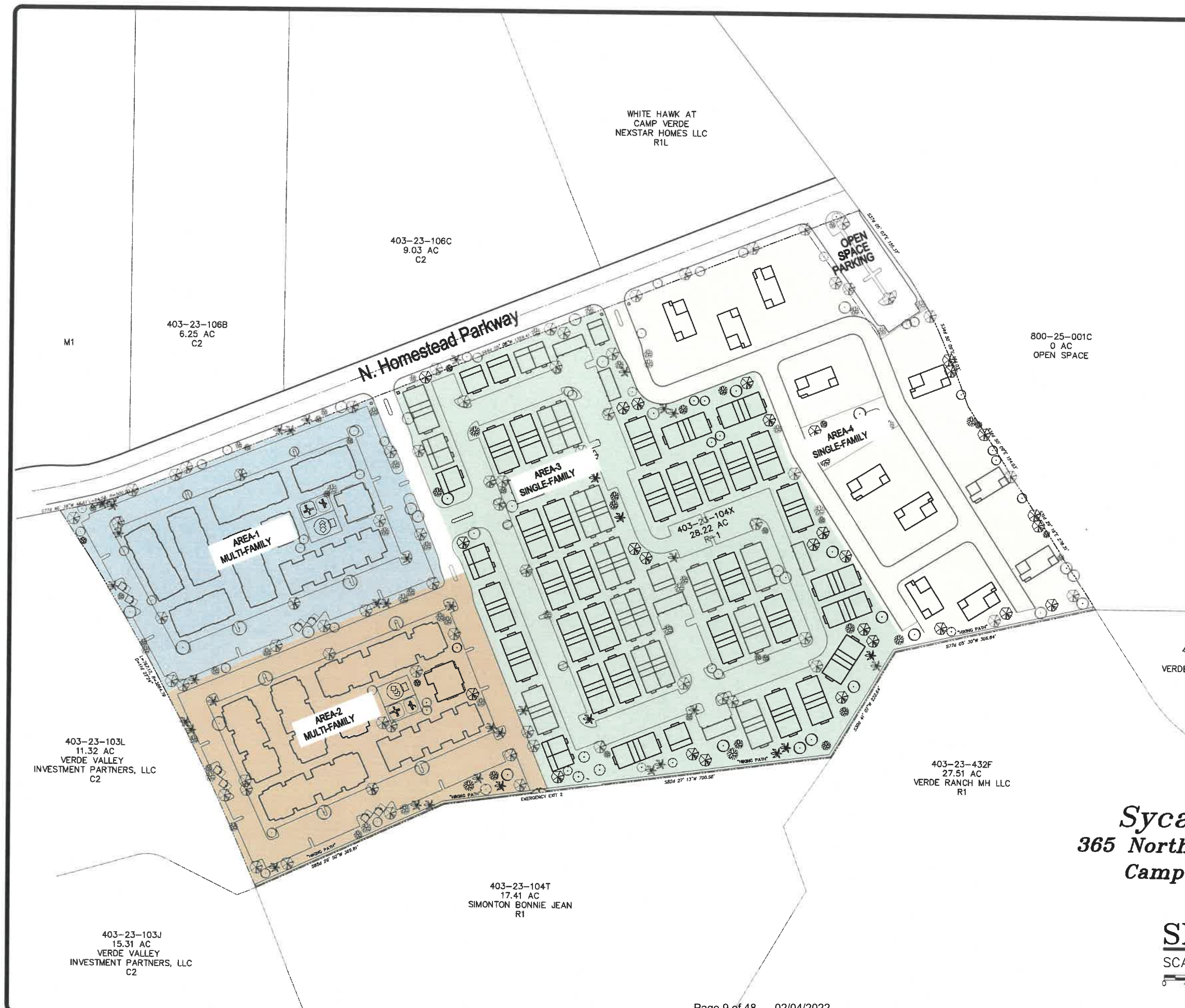
Recommended Action (Motion): Move to recommend to the Council for a Zoning Map Change from R1-PAD (Residential: Single Family-Planned Area Development) to R2 (Residential: Duplex & Other Multi-family) by Atlantic Development on parcel 403-23-104X, Homestead Parkway, Camp Verde, Yavapai County, Arizona

Parcel 403-23-104X, Current Zoning, January 2022



Source: Yavapai County GIS: <https://gis.yavapaiaz.gov/v4/map.aspx?search=403-23-104X>

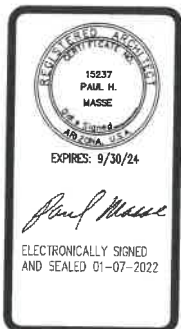
Screenshot, 02February2022



PROJECT DATA	
OVERALL SITE DATA:	
OVERALL SITE AREA:	+/-28.2 NET ACRES
LOT COVERAGE:	22 %
AREA-1	
SITE AREA:	4.58 ACRES
PRODUCT TYPE:	MULTI-FAMILY (TOWNHOMES) & FLATS
NUMBER OF UNITS:	80 TOWNHOMES, 20 FLATS
PRODUCT SIZE:	1 BDRM - 720 S.F. (8) 2 BDRM - 890 S.F. (12) 3 BDRM TOWNHOME - 1240 S.F. (32) 4 BDRM TOWNHOME - 1340 S.F. (28)
NUMBER OF STORIES:	2 STORY
	TOTAL 93,640 SF
AREA-2	
SITE AREA:	4.84 ACRES
PRODUCT TYPE:	MULTI-FAMILY (STACKED FLATS)
NUMBER OF UNITS:	80 FLATS
PRODUCT SIZE:	1 BDRM - 720 S.F. (8) 2 BDRM - 890 S.F. (12) 3 BDRM - 1200 S.F. (30) 4 BDRM - 1500 S.F. (30)
NUMBER OF STORIES:	2 STORY
	TOTAL 96,000 SF
AREA-3	
SITE AREA:	11 ACRES
PRODUCT TYPE:	SINGLE FAMILY (STAND ALONE GARAGES) - 25
NUMBER OF UNITS:	104 UNITS
PRODUCT SIZE:	1 BDRM - 685 S.F. (28) 2 BDRM - 975 S.F. (76)
NUMBER OF STORIES:	1 STORY
	TOTAL 93,280 SF
AREA-4	
SITE AREA:	6.35 ACRES
PRODUCT TYPE:	SINGLE FAMILY (2 CAR ATTACHED GARAGES)
NUMBER OF UNITS:	TO BE DETERMINED
PRODUCT SIZE:	3 BDRM - 1350 S.F. 4 BDRM - 1485 S.F.
NUMBER OF STORIES:	1 STORY
	TOTAL SF TO BE DETERMINED
PARKING LOT	
SITE AREA:	1/2 ACRES
NUMBER OF PARKING SPACES:	40

BUILDING SETBACKS: FRONT YARD 10 FEET
REAR YARD 25 FEET
SIDE YARD 7 FEET
SIDE YARD EXTERIOR 10 FEET

REVISIONS	DATE



PHM Ltd.
designers & architects
14814 N. 28TH PLACE, PHOENIX, ARIZONA 85032 (602) 882-3215

SYCAMORE VISTAS
365 North Homestead Parkway
Camp Verde, AZ 86322

DRAWN
CHECKED
DATE
01-07-2022
SCALE
AS NOTED
JOB NUMBER

TITLE
AS-1
OF SHEETS

Sycamore Vistas
365 North Homestead Parkway
Camp Verde, Arizona
Site Plan

SITE PLAN

SCALE: 1" = 80'-0"





LETTER OF INTENT

January 10, 2022

Dear Mr. Knight,

The purpose of this Letter of Intent is to seek Town's approval for the proposed change in zoning from PAD (Planned Area Development) to R2 (Residential: Duplex and Other Multi-family Uses) for land located at 365 North Homestead Parkway, Camp Verde, AZ 86322. We anticipate building between 300 and 400 units, depending on how outcome our LIHTC application to ADOH and obtain a subsequent award for a second LIHTC phase.

The assessor's parcel number (APN) for this property is 403-23-104X. The parcel is approximately 28 acres and is currently vacant. Surrounding land uses include open space, a manufactured home park, vacant commercial land and single-family homes. We are proposing to develop the property with a variety of residential uses.

The proposed zoning amendment will be noticed in accordance with Town of Camp Verde requirements, including a neighborhood meeting to be held on Saturday, January 22, 2022 at 2PM at the Camp Verde Community Library located at 130 Black Bridge Rd., Camp Verde, AZ 86322.

Area 1- Townhomes & Stacked Flats

Area 1 will feature a proposed mixed-income product and include 80 to 90 units. By providing high quality housing in the form of a mix of one- and two-bedroom flats, and three and four-bedroom townhouse style units, Area 1 will foster a sense of home and community. Each of the townhouse units has its own separate entry, contributing to a more welcoming atmosphere for residents. The townhome concept is rare in the market, although highly desired by families for conveying the feeling of being more like a "real home".

Individual unit amenities are anticipated to include vinyl-plank flooring with a hardwood look, and energy-efficient appliances. Units will be designed to meet all applicable state and federal laws related to accessibility; 5% of units built fully accessible and an additional two units designed for those with sensory impairments.

We will be applying for tax credits to develop the property with an affordability component that will stay in place for 30 years through a recorded land use restriction agreement (LURA). We are also working with Arizona Department of Housing (ADOH) to provide housing for individuals with disabilities.

At the heart of area 1 is a community building that houses administrative functions, services, a laundry room and a maintenance facility. Common area amenities, including playground structures, will be designed to meet the needs of households with children.

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JAN 10 2022



Figure 1. Typical Exterior of Townhome/Flats



Figure 2. Example of Common area Amenities



Figure 3. Typical Townhome Interior



Figure 4. Typical Townhome/Apartment Kitchen

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JAN 10 2022



Figure 5. Typical Townhome/Apartment Kitchen 2

Area 2- Two-story walk up apartments

Area 2 will be a second phase of mixed-income apartments of between 80 to 90 units. An attractive and modern architectural style will complement other residential project types developed within the larger concept property and give residents a sense of pride in their environment.

We have experience developing multifamily housing in Yavapai County. The Pines at Prescott, now 28 years old, is still providing an affordable place to call home to residents. This includes an aesthetic in keeping with the rustic charm of Yavapai County’s mountain towns. This two-story walk-up apartment community is similar to the product that will be developed in area 2.

We developed Pines at Prescott almost thirty years ago and have maintained it to a high standard since that time. Our long-term ownership and management of our properties and commitment to affordability for our residents has led to our being selected by **APS** for a variety of pioneering energy efficiency programs aimed at lowering utility costs for residents.



Figure 6. Pines at Prescott; Example of Long-term ownership/development in Yavapai County



Figure 7. Pines at Prescott Exterior



Figure 8. Pines at Prescott Exterior 2



Figure 9. Pines at Prescott Exterior 3

Area 3- Build to Rent Homes

Area 3 will consist of single-story, high quality one and two-bedroom market rate rental homes with fenced low-maintenance yards that are professionally managed. These homes provide the privacy of a single-family home (no noisy neighbors upstairs!), yet come complete with the amenities one would expect in market rate luxury rental apartment communities including wood-inspired plank flooring, stainless steel appliances, and a private backyard. Community amenities will be competitive with market rate apartment communities. There is an exceptionally strong demand for single family home rentals in the Verde Valley. Exterior rows of garages will be available for rent around the property.

Below are some typical design styles for this product type, including finishes and garages from our recent development, Brio on Ray in Chandler, AZ.



Figure 10. Typical Market Rate Interior; Brio on Ray in Chandler, AZ



Figure 11. Typical Unit Layout (not showing rear yard)



Figure 12. Typical Garages (from Brio on Ray)

Area 4 – Single Family Rental Homes with 2-car Garages

Area 4 will consist of single-story, high quality three- and four-bedroom single family rental homes with yards and enclosed two-car garages that are professionally managed. These homes provide the privacy and luxuries of a single-family home (no noisy neighbors upstairs and your own garage with access to your home!), yet come complete with the amenities one would expect in market rate luxury rental apartment communities including wood-inspired plank flooring, stainless steel appliances, and a private backyard.

Below is an example of homes that were recently built in Buckeye, AZ. A similar product will be built in Area 4.



Figure 13. Typical Single Family Home w/ 2 car garage; Westpark in Buckeye, AZ



Figure 14. Typical Single Family Home Interior; Westpark in Buckeye, AZ



Figure 15. Typical Single Family Home Bathroom Finishes; Westpark in Buckeye, AZ

We look forward to working with you to develop high quality and much needed housing for the Town of Camp Verde!

Sincerely,

Jessica Raymond

Jessica Raymond, Executive Vice President
jraymond@atlanticdev.com
15957 N. 81st Street, Suite 101
Scottsdale, AZ 85260
480-596-3350

Revised 06/05/18

RI-PAD
yes

Application #: 20220033

RECEIVED
JAN 10 2022



Land Use Application Form

1. Application is made for:

- | | | |
|---|---------------------|----------------------|
| Zoning Map Change | Use Permit | Temporary Use Permit |
| Conceptual Plan Review | Preliminary Plat | Final Plat |
| PAD Final Site Plan Review | Variance | Appeal |
| Street Abandonment | Minor Land Division | Wireless Tower |
| Administrative Review | Lot Line Adjustment | Zoning Verification |
| Development Standards Review (Commercial) | Other: _____ | |

2. Project Name: Sycamore Vistas

3. Contact information: (a list of additional contacts may be attached)

Owner Name: CV Homestead QOZB LLC
 Address: 2800 Niagara Ln. N.
 City: Plymouth State: MN Zip: 55447
 Phone: 602-317-6170
 E-mail: bcarroll@providentrev.com

Applicant Name: Jessica Raymond
 Address: 15957 N. 81st St., Suite 101
 City: Scottsdale State: AZ Zip: 85260
 Phone: 480-433-3507
 E-Mail: jraymond@atlanticdev.com

4. Property Description: Parcel Number 403-23-104X Acres: 28.22
 Address or Location: 365 North Homestead Parkway, Camp Verde, AZ 86322
 Existing Zoning: PAD Existing Use: Raw Land
 Proposed Zoning: R2 Proposed Use: Multifamily

5. Purpose: (describe intent of this application in 1-2 sentences)

Rezone to multifamily for development, including affordable housing.

6. Certification:

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action. I have also attached a completed Permission to Enter form for consent to access the property regarding this action.

Owner: _____ Date: 1/7/2022

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Camp Verde must be submitted prior to having this application processed.

Applicant: Jessica Raymond Date: 1/3/2021



Town of Camp Verde

Community Development

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322

◆ Telephone: 928.554.0050 ◆ www.campverde.az.gov ◆

PERMISSION TO ENTER PROPERTY

APPLICATION #: _____ PARCEL NO: 403-23-104X

PROPERTY ADDRESS: N. Homestead Parkway, Camp Verde, AZ

PROPERTY OWNER'S NAME: CV Homestead QOZB LLC

ADDRESS: 2800 Niagara Ln. N., Plymouth, MN 55447

PHONE NO.: 602-317-6170

I, the undersigned, hereby give permission to the Town of Camp Verde Community Development Department or Public Official, in the discharge of duties stated herein, and for good and probable cause, to enter the above described property to inspect same in connection with the application made under the terms of Camp Verde Town Codes or Ordinances. Such investigation may be made to determine whether or not any portion of such property, building, grading or other structure is being placed, erected, maintained, constructed, or used, in violation of the Codes or Ordinances of the Town of Camp Verde or any other agencies that they have agreements with that pertain to the building, grading, placement of structures, or use associated with the property. Such entry shall be within 90 days of the date of my signature or within the active limitations of any permits issued to me by the Town of Camp Verde for land use, building, grading, erecting, maintaining or constructing. Such entry shall be limited between the hours of 7AM and 6PM MST. I understand that this permission to enter property is **OPTIONAL** and **VOLUNTARILY GIVEN** and may be withdrawn or revoked (either in writing or orally) at any time.

 Manager _____ Date 1/3/2022

(Must have signed Designation of Agent from Property Owner on file)

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JAN 10 2022

DESIGNATION OF AGENT

Permit #: _____
(OFFICE USE ONLY)

PROPERTY INFORMATION:

PARCEL NUMBER: 403 - 23 - 104X

PHYSICAL ADDRESS: N. Homestead Parkway

PROPERTY OWNER INFORMATION:

OWNER(S) NAME: CV Homestead QOZB LLC

MAILING ADDRESS: 2800 Niagara Ln. N, Plymouth, MN 55447

PHONE: (602) 317 - 6170 EMAIL: bcarroll@providentrev.com

PROJECT DESCRIPTION: Low Income Housing off Homestead Parkway

WHEREAS, the above property owner is seeking to develop or improve real property within the municipal limits of the Town of Camp Verde, Yavapai County, Arizona, which will require the filing, processing, and payment of certain zoning, construction and inspection permits and reports, both from the Town and related agencies, and WHEREAS, the owner elects to designate an agent with authority to file and process all necessary permits and information related to property zoning and improvement, including the authority to pay fees and consent to inspections, NOW THEREFORE, the undersigned owner hereby designates:

Jessica Raymond, whose address
(AGENT NAME)

is: 15957 N. 81st Street, suite 101 Scottsdale, AZ 85260, as agent to file the permit applications and related documents with the Town of Camp Verde, with such authority to continue until the application process is complete or as may be earlier revoked in writing.

OWNER NAME: Irv Kessler


SIGNATURE: 

DATE: 1/3/2022

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JAN 10 2022

Yavapai County Print Parcel

	Parcel ID	Check Digit		
	403-23-104X	6		
	Owner	Cv Homestead Qozb LLC		
	Owner's Mailing Address	2800 Niagara Ln N Plymouth, MN 55447-4850		
	Secondary Owner			
	Recorded Date	N/A		
	Last Transfer Doc Docket	Last Transfer Doc Page		
	N/A	N/A		
	Physical Address	Incorporated Area		
	N/A	Town of Camp Verde		
Assessor Acres	Subdivision	Subdivision Type		
28.22	N/A	N/A		
School District	Fire District			
Camp Verde Unified SD #28	Copper Canyon Fire And Medical			
Improvements (0)	Local Zoning			
No Improvements found.	Town Of Camp Verde R1-PAD OPEN SPACE ROW			
Assessment				
Starting with the 2015 tax year, the Limited Property Value is the only value considered for taxation purposes, the Full Cash Value is no longer used for taxation.				
Tax Year	2022	2021		
Assessed Value(ALV)	\$59,993	\$57,707		
Limited Value(LPV)	\$399,953	\$384,712		
Full Cash(FCV)	\$399,953	\$422,600		
Legal Class	Vacant or Other	Vacant or Other		
Assessment Ratio	15%	15%		
Usage Code	0011 ?	0011 ?		
Taxes				
Tax Area Code	2021 Taxes Billed			
2872	\$12,565			
Recorded Documents & Sales (1)				
Date	Book/Page	Type	Cost	
7/23/2021	2021-0052822	Special Warranty Deed	\$851,600	
<p>Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. Users should independently research, investigate and verify all information.</p> <p>By using this website, the user knowingly assumes all risk of inaccuracy and waives any and all claims for damages against Yavapai County and its officers and employees that may arise from the use of this data and agrees to indemnify and hold harmless Yavapai County and its officers and employees to the fullest extent permitted by law. By using this website, the user also agrees that data and use of this website may not be used for commercial purposes.</p>				

LETTER OF INTENT/NEIGHBORHOOD MEETING LETTER

January 4, 2022

Neighbors:

You are invited to attend a neighborhood meeting about a proposed development project nearby:

Saturday, January 22, 2022 at

2PM at Camp Verde Community

Library

130 Black Bridge Road, Camp Verde, AZ 86322

The purpose of the meeting is to provide a forum to inform you about the project and provide an opportunity to answer questions you might have. The project includes a proposed change in zoning from PAD (Planned Area Development) to R2 (Residential: Duplex and Other Multi-family Uses) for land located at 365 North Homestead Parkway, Camp Verde, AZ 86322.

The assessor's parcel number (APN) for this property is 403-23-104X (see map below). The parcel is approximately 28 acres and is currently vacant. Surrounding land uses include open space, a manufactured home park, vacant commercial land and single-family homes. We are proposing to develop the property with a variety of residential uses. To learn more about the proposal, please consider attending the neighborhood meeting.

Any comments you provide, will be forwarded to the Camp Verde Planning and Zoning Commission for their consideration. The proposed rezone is tentatively scheduled for review by Commission on Feb. 3, 2022. Our goal is to inform and encourage neighborhood involvement in the development process so that the final product will be responsive to neighborhood concerns and ultimately a better community for everyone.

If you are unable to attend the meeting, would like additional information, or would like to provide comments; please contact me via e-mail (see below).

We look forward to hearing from you!

Sincerely,



Jessica Raymond, Executive Vice President

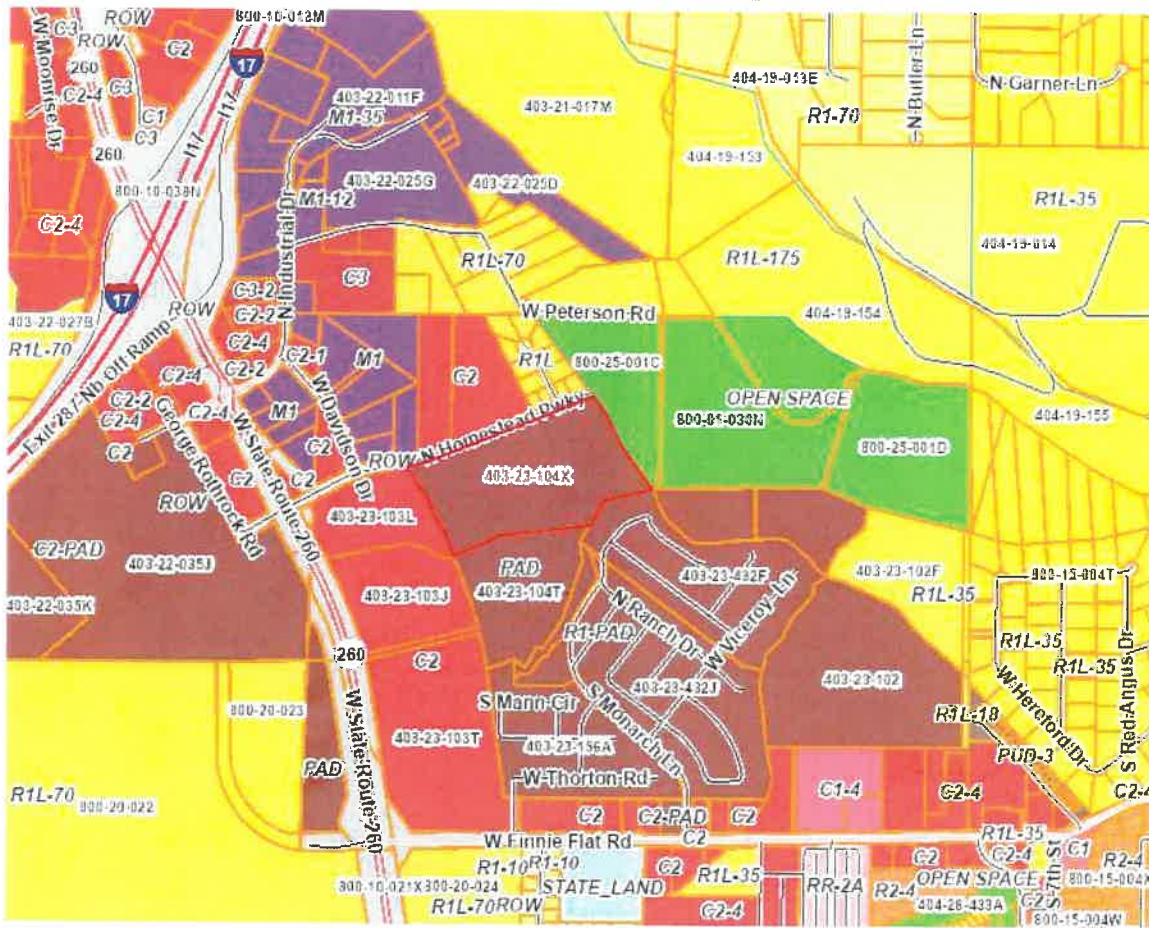
jraymond@atlanticdev.com

15957 N. 81st Street, Suite 101

Scottsdale, AZ 85260

480-596-3350

Sycamore Vistas - Zoning



Legend

- Camp Verde Zoning**
 - C1 (Commercial: Neight)
 - C2 (Commercial: Gener)
 - C3 (Commercial: Heavy)
 - M1 (Industrial: General)
 - OS (Open Space Resour
 - PAD (Planned Area Dev)
 - PM (Performance Indus
 - PUD (Planned Unit Dev)
 - R1 (Residential: Single-
 - R1L (Residential: Single
 - R2 (Residential: Duplex
 - RR (Residential-Rural);
 - ROW (Right of Way)
 - RS
 - STATE LAND
 - YAY_APACHE
 - Parcels
 - Major Roads
 - Interstate
 - State Highways
 - Major Roads
 - Road Centerlines
 - Camp Verde Zoning
 - C1 (Commercial: Neight)
 - C2 (Commercial: Gener)
 - C3 (Commercial: Heavy)
 - M1 (Industrial: General)
 - OS (Open Space Resour
 - PAD (Planned Area Dev)
 - PM (Performance Indus
 - PUD (Planned Unit Dev)
- Legend truncated...



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 12/29/2021

Affidavit

I, Jessica Raymond, ~~owner~~/agent of parcel 403-23-104X have notified the neighbors within 300' of above property, by sending letters on January 5, 2022 to notify them of the neighborhood meeting that I conducted on the 25th day of January 20 22.

I posted my property with meeting the date, time, and place, on the 10th day of January 20 22, and taken a photograph of such posting.

I, Jessica Raymond, ~~owner~~/agent of parcel 403-23-104X will provide a summary of neighborhood meeting I conducted to the Planning & Zoning Department of Camp Verde with the associated application submittal, attesting to the issues and concerns discussed at the above neighborhood meeting.

Summary

Statement:

Notifications carried out in accordance with rezone application for 365 N. Homestead Parkway, Camp Verde, AZ 86322 from PAD (Planned Area Development) to R2 (Residential: Duplex and other Multifamily Uses). A meeting was held at 2PM via zoom to facilitate socially distanced participation due to Covid. Screenshots of this meeting have been provided. There were no participants from the public.

If Summary statement is too long, attach a copy.

State of Arizona }

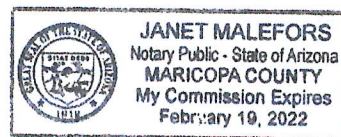
County of Maricopa ~~Yavapai~~

Jessica Raymond
Signature of Document Signer No. 1

Manly Bee
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 26th day of January 20 22.

Janet Malefors
Signature of Notary



Affidavit

I, Jessica Raymond, ~~owner~~/agent of parcel 403-23-104X
have notified the neighbors within 300' of above property, by sending letters on
January 5, 2022 to notify them of the neighborhood meeting that I conducted
on the 22nd day of January 2022.

I posted my property with meeting the date, time, and place, on the 10th day of
January 2022, and taken a photograph of such posting.

I, Jessica Raymond, ~~owner~~/agent of parcel 403-23-104X
will provide a summary of neighborhood meeting ~~I~~ conducted to the Planning & Zoning
Department of Camp Verde with the associated application submittal, attesting to the
issues and concerns discussed at the above neighborhood meeting.

Summary

Statement:

Notifications carried out in accordance with rezone application for 365 N. Homestead Parkway, Camp Verde, AZ 86322
from PAD (Planned Area Development) to R2 (Residential: Duplex and other Multifamily Uses). See attached summary
statement.

If Summary statement is too long, attach a copy.

State of Arizona }

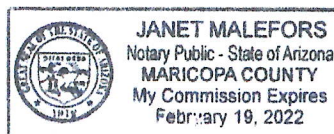
County of Maricopa }

Jessica Raymond
Signature of Document Signer No. 1

Mark Bee
Signature of Document Signer No. 2

Subscribed and sworn to (or affirmed) before me this 26th day of
January 2022.

Janet Malefors
Signature of Notary



PHM Ltd.
designers & architects

14814 North 28th Place, Phoenix, Arizona 85032 (602) 882-3265

January 25, 2022

Neighborhood Meeting, Saturday, January 22, 2022, 2.00pm
Camp Verde Community Library
Minutes of Meeting
Sycamore Vistas, APN 403-23-104X
365 N. Homestead Parkway, Camp Verde, Arizona
Proposed Change in Zoning from PAD to R2

Meeting Representatives:

Atlantic Development, John Cichon
PHM Ltd Architects, Paul Masse
Town of Camp Verde, B J Ratlief

The meeting started at 2.05pm; a total of three people showed up in response to the meeting advertisement. John Cichon with Atlantic Development presented the project and explained the reasons for rezoning, that being the development of residential rental properties on approximately 28 acres of land in Camp Verde. Paul Masse with PHM Ltd. Architects assisted with architectural questions. The only person that commented and asked questions was Laura Kessler from Camp Verde, Arizona. The following are questions and responses to Ms Kessler:

Question: Ms Kessler explained she owned M1 zoned property across the street on N. Homestead Parkway and wanted to know how the Sycamore Vistas property at 365 N. Homestead Parkway may affect her?

Answer: John Cichon explained that in his opinion it would most likely be beneficial to her seeing as how it would be a very nice project and she may want to develop her property in accordance with some form of business that may be applicable to residents there.

Question: Ms Kessler asked how many people in total would be living the four different areas of residential development?

Answer: Paul Masse explained that at this time an exact count would not be viable; for instance, two people may rent a three-bedroom unit but then again four people may rent a three-bedroom unit. An approximate realistic count of people living at Sycamore Villas would only be viable after completion of the project and that count would always be changing somewhat as people came and went.

Question: Ms Kessler asked what was the parking at the East end of Homestead to be used for?

Answer: John Cichon explained that the parking was requested by the Town of Camp Verde in order to provide hikers and equestrian users access to the mountain reserve in that area.

Question: Ms Kessler asked would the amount of residential rentals at Sycamore Villas create any sort of traffic problem?

Answer: John Cichon and Paul masse explained that they would have a traffic study completed and work with the Town of Camp Verde to make sure that the circulation, amount of driveways and parking were the correct design to not have that type of problem.

The meeting ended at 2.35pm. All conversation was friendly and productive!



Town of Camp Verde

Community Development Department

◆ 473 S. Main Street, Suite 108 ◆ Camp Verde, Arizona 86322 ◆

◆ Telephone: 928.554.0050 ◆

◆ www.campverde.az.gov ◆

January 24th, 2022

Dear Land Owner:

You are receiving this letter because a land owner within 300 feet of your parcel has submitted an application for a Zoning May Change. Atlantic Development & Investments have filed an application for a Zoning Map Change from existing R1-PAD to R2 in order to develop this parcel with residential housing. This request will be heard in a public meeting by the Planning and Zoning Commission on Thursday, February 10th at 6:30pm.

Application Type: Zoning Map Change; R1-PAD to R2

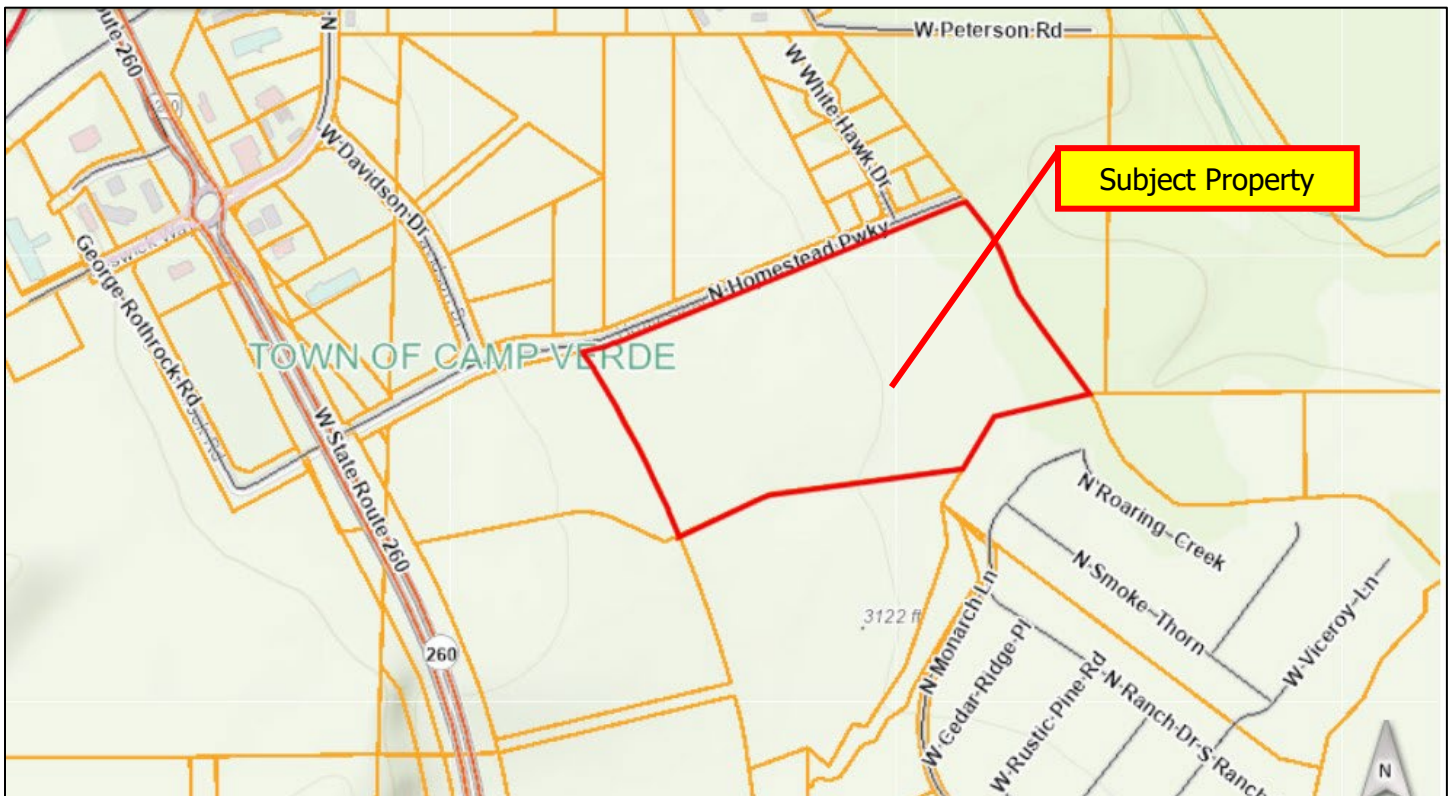
Application Number: 20220033

Property Description: 28.22 acres, parcel 403-23-104X, currently R1-PAD

Hearing Date & Time: Thursday, February 10th, 2022, at 6:30pm

Hearing Location: Council Chambers, Suite 106, 473 S. Main Street, Camp Verde

ZOOM Link: <https://us02web.zoom.us/j/81017760637?pwd=THhxd3ZONVp6OWFURDrRlFvckZVUT09>



The agenda with accompanying documentation will be available on the Town web site approximately 1-week prior to the meeting. It may be found at: <https://www.campverde.az.gov/departments/boards-commissions>

This is a public meeting which you may attend and be heard regarding this matter.

Additional information may be obtained by contacting Community Development Department at (928) 554-0054, or by emailing bj.ratlief@campverde.az.gov. Written comments may be dropped off at the Community Development Office, located at 473 S. Main Street, Suite 108, or may be mailed to the Department at 473 S. Main Street, Suite 108, Camp Verde, AZ 86322.

Written comments received by Friday, February 4th, 2022 will be included in the formal presentation packet.

Respectfully,

John Knight, Director
Community Development, Town of Camp Verde
John.Knight@campverde.az.gov or (928) 554-0053

cc: Project File



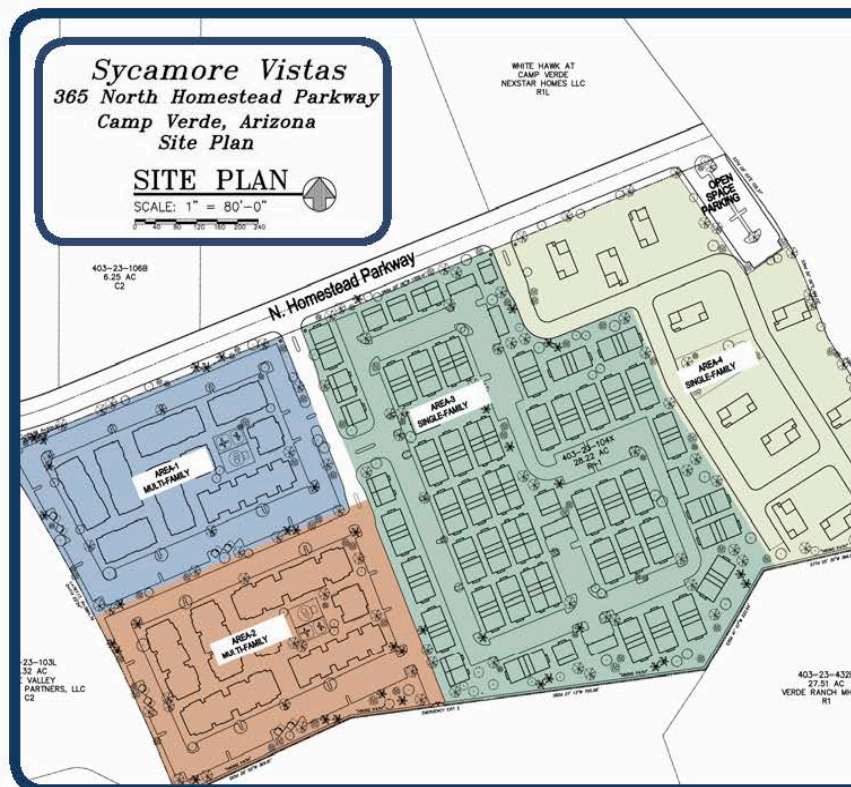
Sycamore Vistas

APN 403-23-104X, Homestead Parkwy | Camp Verde | AZ

Atlantic Development is seeking Town's approval for the proposed change in zoning from PAD (Planned Area Development) to R2 (Residential: Duplex and Other Multi-family Uses) for land located at 365 North Homestead Parkway, Camp Verde, AZ 86322.

We look forward to working with you to develop high quality and much needed housing for the Town of Camp Verde!

- **AREA 1** - Will feature a proposed mixed-income product and include 80 to 90 units.
- **AREA 2** - Will feature a second phase of mixed-income product and include 80 to 90 units
- **AREA 3** - Will consist of single-story, high quality one and two-bedroom market rate rental homes with fenced low-maintenance yards that are professionally managed.
- **AREA 4** - Will consist of single-story, high quality 3 and 4 bedroom single family rental homes with yards and enclosed 2-car garages that are professionally managed.



AREA 1 Townhomes & Stacked Flats
AREA 2 2-Story Walk Up Apartments
AREA 3 Build to Rent Homes
AREA 4 Rental Home with 2-Car Garages

Please send questions or comments to:
bi.ratlief@campverde.az.gov, or
 Community Development
 473 S. Main Street, Suite 108
 Camp Verde, AZ 86322

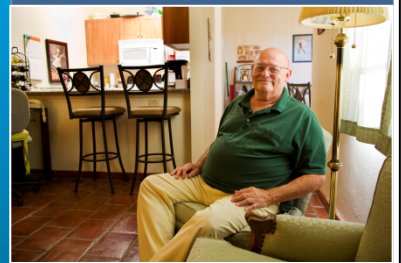
Meeting details:
 Thursday, 6:30pm, February 10th, 2022
 Location: Council Chambers
 473 S. Main Street, Suite 106
 Camp Verde, AZ 86322

ZOOM information for Thursday, February 10th, 6:pm:

<https://us02web.zoom.us/j/81017760637?pwd=THhxd3ZONVp6OWFURDdrRlFvckZVUT09>

COMPANY PROFILE

Development Experience of Atlantic
Development & Investments Inc. & Affiliates



2022

LIHTC & Market Rate
Units Developed by
Developer, its principals
and its affiliates of



New Construction Completed:

Owner: Prescott Equities Holdings Limited Partnership
Project Name: The Pines at Prescott
Developer: Prescott Community Housing, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 1053 Sandretto Drive, Prescott, Arizona 86301
of Units/Types: 90 units of new construction
Placed in Service Date: 9/22/1994
Developer participated in development and construction of the units, as well as securing financing

Owner: Greater Mesa Associates Limited Partnership
Project Name: Desert Palms Apartments
Developer: Ashland General Corp.
Related Developer Shareholders: Mark D. Breen
Address: 210 East Brown Road, Mesa, Arizona 85201
of Units/Types: 96 units of new construction
Placed in Service Date: 8/30/1995
Developer participated in development and construction of the units, as well as securing financing

Owner: Lake Havasu Associates Limited Partnership
Project Name: Casa del Lago
Developer: Lake Havasu Community Housing, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 3140 Kearsage Drive, Lake Havasu City, Arizona 86403
of Units/Types: 84 units of new construction
Placed in Service Date: 9/13/1995
Developer participated in development and construction of the units, as well as securing financing

Owner: Midtown Mesa Limited Partnership
Project Name: Palm Cove Apartments
Developer: Midtown Mesa General Corp.
Related Developer Shareholders: Mark D. Breen
Address: 950 West Main Street, Mesa, Arizona 85201
of Units/Types: 76 units of new construction
Placed in Service Date: 10/30/1995
Developer participated in development and construction of the units, as well as securing financing

Owner: Chandler Property Development Associates Limited Partnership
Project Name: Palm Terrace Apartments
Developer: Chandler Community Housing, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 555 East Ray Road, Chandler, Arizona 85225
of Units/Types: 180 units of new construction

Placed in Service Date: 3/27/1996
Developer participated in development and construction of the units, as well as securing financing

Owner: Strategic Capital Alliance Limited Partnership
Project Name: Colonia Del Rey
Developer: Strategic Capital of AZ, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 120 North McQueen Road, Chandler, Arizona 85225
of Units/Types: 60 units of new construction
Placed in Service Date: 6/14/1996
Developer participated in development and construction of the units, as well as securing financing

Owner: Bilby Partners Limited Partnership
Project Name: Los Montanas
Developer: Bilby Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 6240 S. Campbell Ave., Tucson 85706
of Units/Types: 88 units of new construction
Placed in Service Date: 2/13/1998
Developer participated in development and construction of the units, as well as securing financing

Owner: Paradise Palm Senior Housing Limited Partnership
Project Name: Paradise Palms Apartments
Developer: Paradise Palms Community Housing, LLC/PUL-Coral Gardens Apartments Inc.
Related Developer Shareholders: Mark D. Breen
Address: 350 West Southern Avenue, Phoenix, Arizona 85041
of Units/Types: 104 units of new construction
Placed in Service Date: 9/10/1999
Developer participated in development and construction of the units, as well as securing financing

Owner: Teran Limited Partnership
Project Name: Palm Cove Phase II Apartments
Developer: Casero, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 950 West Main Street, Mesa, Arizona 85201
of Units/Types: 122 units of new construction
Placed in Service Date: 1/6/2000
Developer participated in development and construction of the units, as well as securing financing

Owner: Paradise Palms Multi-Housing Associates Limited Partnership
Project Name: Paradise Palms Phase II Apartments

Developer: Paradise Palms Community Housing II, LLC/PUL-Coral Gardens Apartments Inc.
Related Developer Shareholders: Mark D. Breen
Address: 250 West Southern Avenue, Phoenix, Arizona 85041
of Units/Types: 104 units of new construction
Placed in Service Date: 12/19/2000
Developer participated in development and construction of the units, as well as securing financing

Owner: Chandler Commonwealth Limited Partnership
Project Name: Chandler Garden Apartments
Developer: Commonwealth Community Housing, LLC
Related Developer Shareholders: Mark D. Breen
Address: 100 North Sacramento, Chandler, Arizona 85225
of Units/Types: 80 units of new construction
Placed in Service Date: 5/29/2001
Developer participated in development and construction of the units, as well as securing financing

Owner: Mesa Valley Housing Associates Limited Partnership
Project Name: Sonora Vista Apartments (Phase I)
Developer: Mesa Valley Community Housing, LLC
Related Developer Shareholders: Mark D. Breen
Address: 9736 East Balsam Avenue,
Maricopa County, Arizona 85208
of Units/Types: 96 units of new construction
Placed in Service Date: 6/7/2001
Developer participated in development and construction of the units, as well as securing financing

Owner: Mesa Valley Housing Associates Limited Partnership
Project Name: Sonora Vista Apartments (Phase II)
Developer: Mesa Valley Community Housing II, LLC
Related Developer Shareholders: Mark D. Breen
Address: 105 South 97th Street, Maricopa County, Arizona 85208
of Units/Types: 88 units of new construction
Placed in Service Date: 7/1/2001
Developer participated in development and construction of the units, as well as securing financing

Owner: Sierra Meadows Limited Partnership
Project Name: Sierra Pines Apartments
Developer: Sierra Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 10095 Martis Valley Road, Truckee, California 96161
of Units/Types: 72 units of new construction
Placed in Service Date: 8/29/2001

Developer participated in development and construction of the units, as well as securing financing

Owner: Avondale Siesta Pointe Apartments Limited Partnership
Project Name: Siesta Pointe Apartments
Developer: Siesta Point Community Housing, LLC
Related Developer Shareholders: Mark D. Breen
Address: 12851 West Buckeye Road, Avondale, Arizona 85323
of Units/Types: 104 units of new construction
Placed in Service Date: 9/5/2001

Developer participated in development and construction of the units, as well as securing financing

Owner: Phoenix Vineyard Limited Partnership
Project Name: Vineyard Estates
Developer: Phoenix Vineyard Community Housing, LLC/PUL-Coral Gardens Apartments Inc.
Related Developer Shareholders: Mark D. Breen
Address: Alta Vista and 7th Avenue, Phoenix, Arizona
of Units/Types: 144 units of new construction
Placed in Service Date: 2/22/2002

Developer participated in development and construction of the units, as well as securing financing

Owner: Mesa Broadway Property Limited Partnership
Project Name: Ventana Estates
Developer: Mesa Broadway Community Housing, LLC
Related Developer Shareholders: Mark D. Breen
Address: 96th Street and Broadway Raod, Maricopa County, Arizona
of Units/Types: 140 units of new construction
Placed in Service Date: 5/29/2002

Developer participated in development and construction of the units, as well as securing financing

Owner: Orchard Estates Apartments Limited Partnership
Project Name: Orchard Estates
Developer: Surprise Community Housing, LLC
Related Developer Shareholders: Mark D. Breen
Address: Reems Road and Young Street, Surprise, Arizona
of Units/Types: 96 units of new construction
Placed in Service Date: 1/28/2004

Developer participated in development and construction of the units, as well as securing financing

Owner: Auburn Ventures Limited Partnership
Project Name: Auburn Ridge
Developer: Glennmark Construction, Inc.

Related Developer Shareholders: Mark D. Breen
Address: 1101 Auburn Drive, Castle Rock, CO 80109
of Units/Types: 90 units of new construction
Placed in Service Date: 12/29/2014
Developer participated in development and construction of the units, as well as securing financing

Owner: Corona Partners, LP
Project Name: Avalon Villas
Developer: Corona Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 825 W. Broadway Rd, Phoenix 85041
of Units/Types: 94 units new construction
Placed in Service Date: Under Construction
Developer participated in development and construction of units, as well as securing financing

Owner: Westpark OZ Fund, LLC
Project Name: The Reserve at Westpark
Developer: Westpark OZ Ventures, LLC
Related Developer Shareholders: Breen Children 2012 Irrevocable Trust III
Address: 25931 W Elwood St, Buckeye, AZ 85326
of Units/Types: 116 units new construction, rental product
Placed in Service Date: 2020
Developer participated in development and construction of units, as well as securing financing

Owner: Reserve at Thunderbird LP
Project Name: The Reserve at Thunderbird
Developer: Reserve at Thunderbird Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 3045 W. Thunderbird Rd, Phoenix 85053
of Units/Types: 108 units new construction
Placed in Service Date: Under Construction
Developer participated in development and construction of units, as well as securing financing

Rehabilitations Completed:

Owner: 324 South Horne Street Associates Limited Partnership
Project Name: The Palms at Mesa
Developer: M.P.I. General III, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 324 South Horne Street, Mesa, Arizona 85204
of Units/Types: 146 units of rehabilitation
Placed in Service Date: 9/24/1993
Developer participated in development and construction of the units, as well as securing financing

Owner: Bethany Apartments Limited Partnership
Project Name: The Palms at Glendale
Developer: 67th Avenue Community Housing, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 6112 North 67th Avenue, Glendale, Arizona 85301
of Units/Types: 160 units of rehabilitation
Placed in Service Date: 8/30/1994
Developer participated in development and construction of the units, as well as securing financing

Owner: Park Lane Associates Limited Partnership
Project Name: Palm Oasis Apartments
Developer: Park Land Apartments Corp.
Related Developer Shareholders: Mark D. Breen
Address: 802 North 30th Street, Phoenix, Arizona 85008
of Units/Types: 151 units of rehabilitation
Placed in Service Date: 1/14/1995
Developer participated in development and construction of the units, as well as securing financing

Owner: PUL-Coral Gardens Apartments Limited Partnership
Project Name: Coral Gardens Apartments
Developer: Royal Apartments, Inc.
/PUL-Coral Gardens Apartments Inc.
Related Developer Shareholders: Mark D. Breen
Address: 1001 North 32nd Street, Phoenix, Arizona 85008
of Units/Types: 118 units of rehabilitation
Placed in Service Date: 10/1/1996
Developer participated in development and construction of the units, as well as securing financing

Owner: Phoenix Broadway Associates Limited Partnership
Project Name: Sunrise Vista
Developer: Phoenix Broadway Community Housing, LLC/PUL-Coral Gardens Apartments, Inc.
Related Developer Shareholders: Mark D. Breen

Address: 28th Street and Broadway Road, Phoenix Arizona
of Units/Types: 196 units of rehabilitation and new construction
Placed in Service Date: 5/21/2002
Developer participated in development and construction of the units, as well as securing financing

Owner: Fillmore Place Apartments Limited Partnership
Project Name: Fillmore Place Apartments
Developer: Fillmore Place Community Housing, LLC/PUL-Coral Gardens Apartments Inc.

Related Developer Shareholders: Mark D. Breen
Address: 2902 East Fillmore Street, Phoenix, Arizona
of Units/Types: 85 units of rehabilitation
Placed in Service Date: 8/15/2002
Developer participated in development and construction of the units, as well as securing financing

Owner: Urban League Associates Limited Partnership
Project Name: Urban League Manor
Developer: Urban Manor Community Housing, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 4343 West Thomas Road, Phoenix Arizona
of Units/Types: 152 units of rehabilitation
Placed in Service Date: 2/1/2007
Developer participated in development and construction of the units, as well as securing financing

Owner: GRL Apartments Limited Partnership
Project Name: Ghost Ranch Lodge Apartments
Developer: MMGRL, Inc.
Related Developer Shareholders: Mark D. Breen
Address: 801 West Miracle Mile, Tucson, Arizona
of Units/Types: 60 units of rehabilitation
Placed in Service Date: 8/26/2010
Developer participated in development and construction of the units, as well as securing financing

Owner: Miracle Mile Senior Housing LP
Project Name: GRL Senior Apartments
Developer: Miracle Mile Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 875 West Miracle Mile, Tucson, Arizona
of Units/Types: 52 units of rehabilitation
Placed in Service Date: 4/28/2011
Developer participated in development and construction of the units, as well as securing financing

Owner: Bilby Partners Limited Partnership

Project Name: Trinity Place
Developer: Bilby Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 6240 S. Campbell Ave., Tucson 85706
of Units/Types: 88 units of rehabilitation
Placed in Service Date: 7/31/2012
Developer participated in development and construction of the units, as well as securing financing

Owner: President Partners Limited Partnership
Project Name: City Place Apartments
Developer: President Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 802 North 30th Street, Phoenix 85008
of Units/Types: 134 units of rehabilitation
Placed in Service Date: 8/5/2013
Developer participated in development and construction of the units, as well as securing financing

Owner: Algarve Partners Limited Partnership
Project Name: Legacy on Main
Developer: Algarve Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 950 W. Main Street, Mesa 85201
of Units/Types: 78 units of rehabilitation
Placed in Service Date: 11/15/2014
Developer participated in development and construction of the units, as well as securing financing

Owner: Legacy Partners II, Limited Partnership
Project Name: Legacy on Main II
Developer: Legacy Developers II, LLC
Related Developer Shareholders: Mark D. Breen
Address: 118 N. Extension Rd, Mesa 85201
of Units/Types: 120 units of rehab/2 units new construction
Placed in Service Date: 10/20/2016
Developer participated in development and construction of units, as well as securing financing

Project Name: Brio on Ray
Developer & Owner: Arizona Avenue Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 250 E. Ray Rd., Chandler, AZ 85225
of Units/Types: 192 units of new construction
Placed in Service Date: 7/21/2017
Developer participated in development and construction of the units, as well as securing financing

Project Name: Auburn Brook
Developer: Auburn Developers III, LLC
Related Developer Shareholders: Mark D. Breen
Address: 1193 Auburn Dr., Castle Rock, CO 80109
of Units/Types: 96 units of new construction
Placed in Service Date: 3/1/2018

Developer participated in development and construction of the units, as well as securing financing

Owner: Westpark OZ Fund, LLC
Project Name: The Reserve at Westpark
Developer: Westpark OZ Ventures, LLC
Related Developer Shareholders: Mark D. Breen
Address: Single Family Homes, Buckeye, AZ 85326
of Units/Types: 116 units of new construction
Placed in Service Date: 7/1/2020
Developer participated in development and construction of the units, as well as securing financing

Owner: Corona Partners, Limited Partnership
Project Name: Avalon Villas
Developer: Corona Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 825 W. Broadway Rd, Phoenix, AZ 85041
of Units/Types: 94 units of new construction
Placed in Service Date: 9/1/2021
Developer participated in development and construction of units, as well as securing financing

Owner: Reserve at Thunderbird LP
Project Name: The Reserve at Thunderbird
Developer: Reserve at Thunderbird Developers, LLC
Related Developer Shareholders: Mark D. Breen
Address: 13404 N 30th Ave, Phoenix, AZ 85053
of Units/Types: 108 units of new construction
Placed in Service Date: In Development
Developer participated in development and construction of units, as well as securing financing