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Docket Control Center
Arizona Corporation Commission
1200 West Washington Street
Phoenix Arizona 85007

Arizona Corporation Commission
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AZ CORP COMMISSION
DOCKET CONTROL

RE: Appaloosa Water Company
PO Box 3150
Chino Valley AZ 86323
Docket No. [redacted] W-03443A-15-0272

Please find 13 copies and one original with a total of 14 of documents that pertain to the Financial Application and the Rate Case that was submitted in July of 2015.

The water company's expansion from when bought has been hampered in the years since acquired by zoning issues with the Town of Chino Valley. A letter from the lawyer is one example of the type of difficulties to be able to develop the property within the CCN area of the water company. Also, included is a letter of support for the expansion of customers and the constant changes of the town's requirements. The support for adding the development to the community will not only add to the town but will also create new customers for the Water Company to service.

A letter was written to Senator McCain asking for help in possibly resolving the issues that surround the zoning and development of land that was started in 2003 when the Planned Area Development was started and the Water Company was bought. Only events over the years were highlighted and brought to the attention of Senator McCain and the expansion of detail will be provided at a later date.

An answer was received November 3, 2015 by Senator McCain's office and has been forwarded to Governor Doug Ducey. When I am contacted by the Governor's office I will gladly give more detail as to the zoning and development of the property.

A council log of the Town of Chino Valley for the time period that was involved for the rezoning applications is provided. A current newspaper item that was published November 11, 2015 in the Chino Valley Review represents the ongoing

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stipulations and restrictions that I am confronted with in order to get any zoning. With these stipulations and restrictions it becomes impossible to develop the land as we are talking about 16.25 acres that the town has reduced the zoning to, from the original 160 acres. When the water company was purchased it was with what the town had promised with the PAD they approved. The town has never been able to make up its' mind and has continually reduced my development to 16.25 acres. With all of the stipulations and restrictions and plus with no sewer to be hooked up it is impossible to continue because the town of Chino Valley built the sewer treatment plant to benefit them and not the town of Chino Valley. There is nothing done to benefit where most of the population of Chino Valley is. Also, because the Town of Chino Valley north of Appaloosa Water Company it appears they have been trying to block me to expand Appaloosa Water. A copy of the article is attached.

The picture of the zoning hearing is evidence of the continuous effort by the Water Company's interest in expansion. The posted announcement of the most recent application to be rezoned for development of the PAD was November 2, 2015.

Sincerely,

Joseph Cordovana

LAW OFFICES OF
MARK D. SVEJDA
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

14300 N. NORTHSIGHT BLVD., SUITE 204
SCOTTSDALE, ARIZONA 85260

Mark D. Svejda

Telephone (480) 991-9561
Facsimile (480) 991-9563

November 16, 2015

Arizona Corporation Commission
1300 W. Washington
Phoenix, AZ 85007

Re: Appaloosa Water Company
Docket No. [redacted]
W-03443A – 15-0272

Dear Commissioners:

The purpose of this letter is to provide you with the zoning history on a 160 acre parcel of property that is owned by various entities related to the Appaloosa Water Company (AWC). The Town of Chino Valley has taken action over the years that has impeded the development of this property and, consequently, has adversely affected the ability of AWC to expand its business and operate at a profit.

In 1999 Joe Cordovana began development of his 160 acre parcel by deeding to the Town of Chino Valley a 25 foot easement along the south, east and north boundary lines of the 160 acre parcel. The Town did not pay for the dedication of the right of way.

In 2003 Mr. Cordovana moved forward with plans for development. He proposed to develop a 7,000 SF mixed use commercial building called the Windmill House. Mr. Cordovana sought permanent zoning for the Windmill House. Mr. Cordovana was told that he would be granted a "perpetual" conditional use permit. He relied on that statement by the Town in moving forward with the development.

Initial approval for the Windmill House was granted in November 2003 upon the approval of Ordinance No. 561 which allowed the use as a conditional use as a "privately owned and operated park and recreation facility;" commercial agricultural sales were allowed as an accessory use. The Town initially granted a permanent conditional use

permit, then the Town changed it to a five (5) year conditional use permit. The permit was valid for a five (5) year period and set forth a number of conditions related to mitigating any impact on surrounding neighbors. The building permit for the clubhouse (Windmill House) was issued in January of 2004 and finalized in May of 2006. Once the change was made from permanent to five (5) years, the Town told Mr. Cordovana that he would be given permanent zoning at the end of the five years.

Mr. Cordovana then constructed the Windmill House. He then proposed to further develop the property with a mixed use development called JC Estates. A Technical Review Meeting was held on September 26, 2006 to review the proposed JC Estates, an adult retirement living community comprised of independent living and assisted residential units. The project encompassed approximately 80 aces (79.9) near North 1 West and West 4 North in Chino Valley. At the same time, replacement of the existing Zoning Code with the Unified Development Ordinance (UDO) was underway; upon the adoption of Ordinance No. 06-678 and its companion Resolution No. 06-812 on November 6, 2006, the current UDO replaced the previous zoning code. Included in the UDO were requirements for road construction, maintenance and dedication of rights-of-way.

In October of 2008, Mr. Cordovana returned with a larger project covering 170 acres and expanded the uses to include apartments, a skilled nursing facility, and offices for doctors. The concept was to provide a senior living community for those 55 years of age and over. Among the many requirements was dedication of right-of-way along the frontage on West Road 4 North.

Statutorily, ARS 9-462.01 A (7) states that a legislative body of any municipality by ordinance may "require as a condition of rezoning public dedication of rights-of-way as streets, alleys, and public ways." The Town of Chino Valley claimed the commercial and residential uses proposed in October 2008 as a part of the JC Ranch Master Planned Retirement Community ("JC Ranch") would increase the number and frequency vehicle trips per day as well as turning into and out of the subject property, requiring dedication of additional Right-of-Way for future road expansion was made a condition of rezoning in order to mitigate increased traffic flows and turns on West 4 North, Road 1 West, and Road 4 ½ North resulting from the proposed project.

The property owner requested a zoning change from Agricultural/Residential 5 Acre Minimum (AR-5) to Planned Area Development with underlying zoning of Commercial Light (CL), Multifamily Residential (MR-1) Single Family Residential, 1 Acre Minimum (SR-1), and Open Space (OS) to accommodate the uses proposed in the JC Ranch project. A parallel application for a Minor General Plan Amendment (mGPA) was submitted at the same time. Both applications encompassed approximately 170 acres generally located near the northwest corner of West Road 4 North and North Road 1 East, south of Road 4 ½ North in Chino Valley.

The Town included several stipulations in Ordinance No. 09-719. First, development of the property was conditioned upon review and approval of a Final PAD within two (2) years of approval of the Preliminary PAD. Second, dedication of Right-of-Way was required prior to filing the Final PAD. These stipulations were referenced in Resolution 09-899 which approved the Minor General Plan Amendment. The Resolution also established a two year deadline for compliance with the stipulations set forth in the PAD Ordinance, and authorized Town Council to hold a public hearing to determine compliance with the stipulations, or take further action to revert the Land Use designation from Commercial to Medium Density Residential, 2 acre minimum. Both items were considered by the Planning and Zoning Commission during a public hearing on April 2, 2009. After a presentation by the applicant's Agent and Town Staff, the Commission took comment from members of the general public. The Planning and Zoning Commission voted to deny the application; that recommendation was advanced to Town Council. During its regular meeting on June 9, 2009, Town Council heard the requests for the Zoning Change and Minor General Plan Amendment, and approving both items, thereby changing the zoning districts and land use designations for the project. However. the Ordinance violated the owner's equal protection rights as other PAD zoning applicants did not have to comply with similar stipulations.

In May of 2011 (prior to the expiration of the previously approved Ordinance No. 09-719 and Resolution No. 09-899), the LaVacara Trust submitted parallel applications for a Minor General Plan Amendment (MGPA11-001), a Zone Change (ZC 11-003), and a Conditional Use Permit (CUP11-002). These applications encompassed approximately 28 acres of the area included in Ordinance No. 09-719 and Resolution No. 09-899, and constituted the area within which The Windmill House, a nursery, and the Western Town were located. The intent was to reduce the size and scope of the project to a more manageable and financially feasible size, given the rapidly declining economy.

After said applications were received by the Town but before the requisite public hearings were held, the property owner was notified by first class mail, return receipt on August 17, 2011 that the two year deadline for compliance with the stipulations in the above referenced ordinance and resolution had passed. Because the stipulations had not been satisfied, Town Council would hold a Public Hearing to take further action to extend, terminate, or determine compliance with Ordinance No. 09-719 and Resolution 09-899.

The Planning and Zoning Commission heard all three applications on September 6, 2011 during its regularly scheduled meeting. The Commission first considered the Minor General Plan Amendment (MGPA11-001); upon closing the public hearing, the Commission discussed their concerns with the application and agreed that they did not think a General Plan Amendment or a Rezone were appropriate. The Commission then voted unanimously to recommend denial of MGPA11-001, and subsequently declined to

hear the Zone Change request. (ZC 11-003 was heard by the Commission on October 18, 2011; a recommendation of denial was forwarded to Town Council.)

Issuance of a Conditional Use Permit (CUP11-002) to allow continued operation of the Windmill House and associated uses was then considered, which included a number of conditions, limiting the hours of operations and the nature of the events to be held, among other things. The sole engineering condition was the dedication of Right-Of-Way as set forth in Sections 4.23 and 4.28 of the Unified Development Ordinance (UDO) along the full frontage of West Road 4 North. The Commission voted unanimously to forward CUP11-002 to the Town Council with a recommendation of approval. LaVacara Trust, the owner, considered these requirements to be improper as similar applicants seeking rezoning were not held to the same standards.

The recommendations made by the Planning and Zoning Commission in regards to MGPA11-001, ZC11-03, and CUP11-002 as well as the previously approved Ordinance No. 09-719 and Resolution No. 09-899 were heard by Town Council on November 8, 2011.

1. Ordinance No. 11-752: This ordinance reversed the rezoning action taken in Ordinance No. 09-719, reverting the zoning district back to Agricultural/Residential, 5 Acre minimum (AR-5). *Approved by Town Council.*
2. Ordinance No. 11-753: This ordinance would have actuated ZC11-003, rezoning approximately 28 acres in the general area of the northwest corner of North Road 1 East and West Road 4 North, south of Road 4 ½ North from AR-5 to CL. *Denied by Town Council.*
3. Ordinance No. 11-754: This ordinance approved the issuance of CUP11-002, allowing the applicant to continue operation of the Windmill House and related uses. The Town Attorney provided an alternative to the language recommended for approval by the Commission, which set a 15-year horizon for the CUP, required dust mitigation, set forth a process by which the CUP could be revoked in the event of non-compliance by the applicant, and included the stipulations previously recommended by the Commission. These stipulations limited uses and hours of operation, and required dedication of Right-of-Way along West Road 4 North. *Approved by Town Council.*
4. Resolution 11-968: This resolution caused the reversion of the Minor General Plan Amendment set forth in MGPA09-899, and changed the land use designation from Commercial to Medium Density Residential, 2 acres or less. *Approved by Town Council.*
5. Resolution 11-969: This resolution would have actuated Minor General Plan Amendment 11-001, allowing a change of land use designation for the Windmill House site, encompassing approximately 28 acres. *Denied by Town Council.*

As a result, the LaVacara Trust had been granted a Conditional Use Permit (CUP11-002) to continue operation of the Windmill House, the nursery, western town, and casita for a period of fifteen years, provided that all stipulations were met, and the applicant abided by all restrictions and conditions governing use of the property and nature of the events held. Again, these changes were not acceptable to LaVacara Trust, the owner, as the Town could not legally require the owner to abide by the development schedule. Also, issuance of a conditional use permit was not acceptable to the owner as it prevented the owner from obtaining permanent financing on the project.

The Windmill House and other uses on the approximately 28 acres to which the CUP had been attached continued to operate, until the lessee left the facility and Mr. Cordovana applied for a new business license to operate the Windmill House in mid-2012. Mr. Cordovana, in his capacity as Trustee for the LaVacara Trust, had not yet dedicated the Right-of-Way as required in the most recently approved CUP, and that had been consistently required since 2008 because the Town had not kept its promises and also because the Town had imposed development stipulations on a discriminatory basis.

On August 16, Mayor Marley and staff met with Mr. Cordovana; he stated that he would not dedicate the Right-of-Way unless the Town agreed to process a new zone change application for CL zoning, waive fees for said application, and ensure the application was approved by Town Council. As staff could not agree to the terms of his request, Mr. Cordovana continued to refuse to dedicate the Right-of-Way. Staff then initiated action to revoke CUP11-002. On September 4, 2012, the Planning and Zoning Commission considered Ordinance 12-762 to revoke CUP11-002 due to the alleged lack of compliance with the stipulations therein. The Commission voted to forward Ordinance No. 12-762 to Town Council with a recommendation of approval, which Town Council granted on September 25, 2012, effectively shutting down all activity at the Windmill House. Mr. Cordovana asserts that this conduct was wrongful and violated the law since the Town imposed stipulations that were not imposed on similarly situated developers.

On February 6, 2014, Mr. Cordovana, in his capacity as Trustee for the LaVacara Trust, submitted a zone change application requesting Commercial Light, Planned Area Development (CL-PAD) on a 16.85 acre parcel of property. This request was amended in August of 2014 to include a request for Multifamily Residential, Planned Area Development (MR-PAD). After proper notice, a neighborhood meeting was held on August 7, 2014 at the Windmill House.

The proposal was then heard at a Public Hearing before the Planning and Zoning Commission on September 16, 2014, after proper notice in compliance with ARS9-462.04. After presentations by staff and the applicant, Chair Rowitsch opened the hearing to public comment. After discussion amongst commissioners, the Commission voted 4-0 to forward application to Town Council with a recommendation of denial.

Town Council then heard the proposal on October 14, 2014 during its regularly scheduled meeting. Both staff and the applicant addressed the Council, explaining the proposed project, the rationale for the zoning change, and the potential impact on the community. After a lengthy public comment period, Vice-Mayor Croft called the question; Councilwoman McKee stated that she may have a conflict of interest. Town Attorney Phyllis Smiley advised that conflicts of interest must be declared prior to the initiation of the public hearing and the declarant could not participate in the hearing. Councilwoman McKee then stated that she did not have a conflict of interest. Because 20% or more of the surrounding property owners objected timely, a supermajority vote was required for approval. On a vote of 5-1, the request was denied. Voting in favor were Marley, Croft, Wojcik, Turner, and Best; McKee opposed, and Hatch was absent.

The applicant's attorney filed suit in Superior Court on November 10, 2014 based on perceived issues with conflict of interest, protest letters required for supermajority, and separation requirements, among other things. On August 8, 2015, Judge Mackey denied the LaVacara Trust's motion for Summary Judgment and granted the Town's motion for Summary Judgment. Shortly thereafter, the Trust applied for another zoning change similar in nature to the 2014 request, with modifications to the boundary of the subject parcel.

On November 6, 2015 the Trust's application was heard by the Chino Valley Planning and Zoning Commission. The Commission recommended that the Chino Valley Town Council approve the zoning application subject to certain stipulations, including:

1. That the multifamily development be restricted to persons 55 and over.

2. That the owner submit a development plan for the multifamily property within two years.

3. That the owner submit a development agreement acceptable to the Town within four years of approval.

These stipulations are illegal and the conduct of the Planning and Zoning Commission is representative of the issues that Mr. Cordovana has faced since 2003. The proposed "55 and over" age restriction violates A.R.S. § 9-462.01 (11). Age restrictions require the consent of the owner. The Town cannot impose this restriction on Mr. Cordovana as the Trustee.

Also, the U.S. and Arizona Constitutions require that towns treat similar applicants the same way in the zoning process. In short, zoning applicants are entitled to equal

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protection under the law. Mr. Cordovana is aware of no less than six zoning cases in Chino Valley seeking PAD rezoning in which the applicant was not required to submit a development plan and then execute a development agreement; otherwise, the zoning would revert. The Town desires to continue to improperly discriminate against Mr. Cordovana as Trustee of the LaVacara Trust.

This conduct is consistent with the challenges facing Mr. Cordovan and AWC in their attempt to expand its business in Chino Valley.

The Trust intends to continue its rezoning efforts in spite of these challenges. The Town Council hearing to consider the current zoning application is set for December 8, 2015 at 6:00 PM. The Trust believes that the rezoning request will be granted with no stipulations. AWC believes that its business will benefit once the zoning application is granted.

Sincerely,

Mark D. Svejda

MDS/cw

[redacted]
W-03443A-15-0272
[redacted]

LAW OFFICES OF
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14300 N. NORTHSIGHT BLVD., SUITE 204
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Mark D. Svejda

Telephone (480) 991-9561
Facsimile (480) 991-9563

October 26, 2015

Arizona Corporation Commission
1300 W. Washington
Phoenix, AZ 85007

Re: Appaloosa Water Co.
No. 2015-0272

To Whom it May Concern:

The purpose of this letter is to explain why LaVacara Trust did not receive rezoning of certain property located in Chino Valley, Arizona despite the fact that the Town Council voted 5 to 1 in favor of the rezoning request.

LaVacara Trust filed an application with the Town of Chino Valley to rezone a parcel of property from Agricultural/Residential (5 acre minimum) to Commercial Light/Planned Area Development (CL-PAD) and Multi-Family Residential/Planned Area Development (MR-PAD). On October 14, 2014, LaVacara's application was presented for a vote before the Chino Valley Town Council. The Town Council voted 5 to 1 to approve LaVacara's application. In spite of this overwhelming approval, the Town of Chino Valley claimed that the super-majority voting requirements of A.R.S. § 9-462.04 (H) applied and therefore, the Trust's zoning application was denied. That statute provides:

> H. If the owners of twenty percent or more either of the area of the lots included in a proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty feet therefrom, or of those directly opposite thereto extending one hundred fifty feet from the street frontage of the opposite lots, file a protest in writing against a proposed amendment, it shall not become effective except by the favorable vote of three-fourths of all members of the governing body of the municipality. If any members

> of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.

According to the Town of Chino Valley, since the 5 to 1 vote (based on a seven member Council) amounted to only a 71.43% approval of the Town Council members, LaVacara did not meet the 75% super-majority voting requirement of the statute.

LaVacara filed a lawsuit against the Town of Chino Valley in Yavapai County Superior Court asserting that the undisputed facts demonstrated that the Town of Chino Valley erred as a matter of law in invoking the super-majority requirements of A.R.S. § 9-462.04 (H). The Town erred for the following reasons:

1. Councilwoman Patricia McKee, who lives about 400 feet from the LaVacara's property, should not have voted on LaVacara's application due to a conflict of interest. Councilwoman McKee's vote on LaVacara's application was precluded by A.R.S. § 38-503 (B) and A.R.S. § 9-462.04 (H).

2. A letter of protest signed by Debra Navelski, a Chino Valley resident living within 150 feet of the LaVacara's property, should not have been considered by the Town of Chino Valley so as to invoke the super-majority voting requirement of A.R.S. § 9-462.04 (H) because the Navelski letter was received by the Chino Valley Town Clerk <u>after</u> the close of public comment on LaVacara's application.

3. The letter of protest submitted by Debra Navelski was not signed by the co-owner of the property, August Roth. Therefore, the Navelski protest letter was insufficient to invoke the super-majority voting requirement of A.R.S. § 9-462.04 (H).

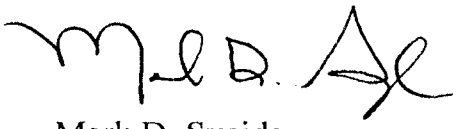
4. A second letter of protest signed by Gary Grindstaff, who also resides within 150 feet of the LaVacara's property, should not have been considered by the Town of Chino Valley so as to invoke the super-majority voting requirements of A.R.S. § 9-462.04 (H) because the protest letter was not in proper form. The letter of protest was not signed by the owner of the property, the Gary J. Grindstaff Revocable Trust.

5. The super-majority voting requirement of A.R.S. § 9-462.04 (H) did not apply because LaVacara proposed to create a buffer zone between the property to be rezoned and the land of the adjacent property owners. *Schwarz v. City of Glendale*, 190 Ariz. 508, 950 P.2d 167 (App. 1997).

The trust claimed that because Councilwoman McKee could not vote due to a conflict of interest pursuant to A.R.S. § 38-563 (B) and because the super-majority voting requirement of A.R.S. § 9-462.04 (H) does not apply, LaVacara's zoning application passed by a 5 to 1 vote as a matter of law. Therefore, LaVacara asked that the Court enter an order directing the Town of Chino Valley to approve LaVacara's zoning application and to prepare an appropriate ordinance confirming that a 10.26 acre parcel of LaVacara's property is rezoned to CL-PAD and that a 6.55 acre parcel of LaVacara's property is rezoned to MR-PAD.

Both LaVacara and the Town of Chino Valley filed motions for summary judgment. After oral argument, the Court found in favor of the Town of Chino Valley. The case was dismissed with prejudice. As a result, LaVacara filed a new application to rezone the property on August 15, 2015. The Town's Planning and Zoning Commission will consider the application on November 2, 2015.

Sincerely,



Mark D. Svejda

MDS/cw

[redacted]

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TOM'S PRINT and SIGN

Est 1992

To Whom It May Concern

I am writing to verify that Mr. Joe Cordovana of the Appaloosa Water Company has been diligently attempting to expand and improve his property in Chino Valley. I have worked with Mr. Cordovana on multiple sets of plans on several different projects in his attempt to increase the number of customers he serves.

Thank you,

Tom Payne, Owner

(928) 636-4266 • Fax (928) 636-4944 • TomsPrintShop.com • 381 Commercial Way, #C • Chino Valley, AZ 86323

[redacted]
W-03443A-15-0272

Clayton homes

325 W. Industrial Way
Chino Valley, AZ 86323

October 15, 2015

To Whom it May Concern,

Ref: JC Ranch a 55+ Gated Community (Joe Cordovana)

I David Roe have been in the Manufactured Home Industry for over 28 Years and have worked with Communities and Park Owners over several different states along with being on the Executive Committee and Board of Directors for MHIAZ (Manufactured Housing Industry of Arizona) so I have been involved in many projects over the years like what Joe is putting together and All I can say is Thank You Joe for this community is in Desperate need of a community like what Joe is proposing.

I have worked with Joe going on 3 years to assist with what he is developing and the Detail and Attention he is putting into this project is extraordinary and will be far beyond anything anyone has seen in this area.

If my letter doesn't express my excitement for this opportunity for the community then Please let me tell you how excited I am for this Project to come to Chino Valley Arizona which again is what my customers on a daily basis are walking into Clayton Homes and asking for.

If there are any questions I may be able to answer Please don't hesitate to call and I would be more then Happy to help in anyway I can.

Thank You

David Roe
General Manager
Clayton Homes of Chino Valley

325 W. INDUSTRIAL WAY CHINO VALLEY, AZ 86323
Phone: (928) 636-9843 Fax: (928) 636-3249
Web: www.claytonhomes1stop.com

[redacted]
W-03443A-15-0272

325 W. Industrial Way
Chino Valley, AZ 86323

To Whom It May Cocern,

I, Sharon Lawrence have known Joe Cordovana for approximately a year and a half now. He is completely interested in helping the people of Chino Valley with a quality 55 plus community. This is something we at Clayton Homes see a need for every day. People end up not living in our area and going to other areas such as Cottonwood and Flagstaff. I feel this is a great loss to our community. I hope that you take consideration for his proposal of a 55 plus community. I believe he has nothing but the betterment of Chino Valley in his plans. If you have any question, please feel free to call me at our local Home Center. I will be glad to assist in any way I can. Thank you for considering this letter.

Sharon Lawrence

Thank you,
Sharon Lawrence
Home Specialist
Clayton Homes of Chino Valley, Az.

325 W. INDUSTRIAL WAY CHINO VALLEY, AZ 86323
Phone: (928) 636-9843 Fax: (928) 636-3249
Web: www.clayton1stop.com

[redacted]
W-03443A-15-0272

Office of Senator John McCain
122 North Cortez Street
Prescott, AZ 86301

October 28, 2015

Dear Mr. McCain:

In 2003 I apply for zoning change at 1460 W Rd 4 N, Chino Valley, AZ. With Karen Fann as the Mayor of Chino Valley. In that time they gave me perpetual use permit (CUP) which was in 2004. Then I was given a building permit for 7000 sq. ft. clubhouse with the perpetual Use Permit with the understanding to develop the PAD that was approved by the Town of Chino Valley. The building was completed they gave me the Occupancy permit to open the business and we began the business. After approximately 2 years they took my perpetual CUP out and gave me a 15 years CUP. After 3 years approximately they took the 15 years CUP out and they gave me 2 year zoning to continue the PAD which is the 160 acres. Attached is a copy of the advertising that was in the newspapers and circulated in the Town of Chino Valley after the Town approved of the JC Ranch PAD. A portion on the 160 acres the clubhouse was continuing to operate, landscaping, and the utilities, parking lot, roads, etc. was completed and the project was progressing. Approximately 25ft of land around the 160 acres was given to the Town for development of roads around the PAD. With the giving of the land the Town of Chino Valley promised to give me permanent zoning because the project was already started but only gave me 2 years zoning which I wasn't able to continue because the economy went down. Then what they did they gave me 5 years CUP again and the building was rented out and the tenants violated the CUP because he was only allowed to be open 3 days and he was open 1 extra day. The Town closed the clubhouse because the tenant violated the CUP. The tenant got upset and he left. As a landlord I did nothing wrong to lose the CUP and the zoning and put me

[redacted]
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and the tenant out of business. The story is pretty long if someone is willing to help I will sit down with them and give them more information as to what is going on in the Town of Chino Valley.

Please contact me at 928-237-6128 or PO Box 3150, Chino Valley, AZ 86323.

Sincerely,

Joe Cordovana

[redacted]
W-034434-15-0272

Announcing the Town of Chino Valley approval of our master planned 55+ Community.

The Village at JC Ranch will include the following amenities:

-JC Ranch-

- *376 Independent living apartments*
- *135 Duplex Homes with garages*
- *168 one and two bedroom assisted living apartments*
- *100 bed skilled nursing facility*
- *Light Commercial buildings to be occupied by business such as; beauty, barber, ice cream, jeweler, dry cleaning and other similar type uses*
- *Medical and professional offices*
- *80 room overnight guest quarters for visitors to the property*
- *A new restaurant and coffee shop*

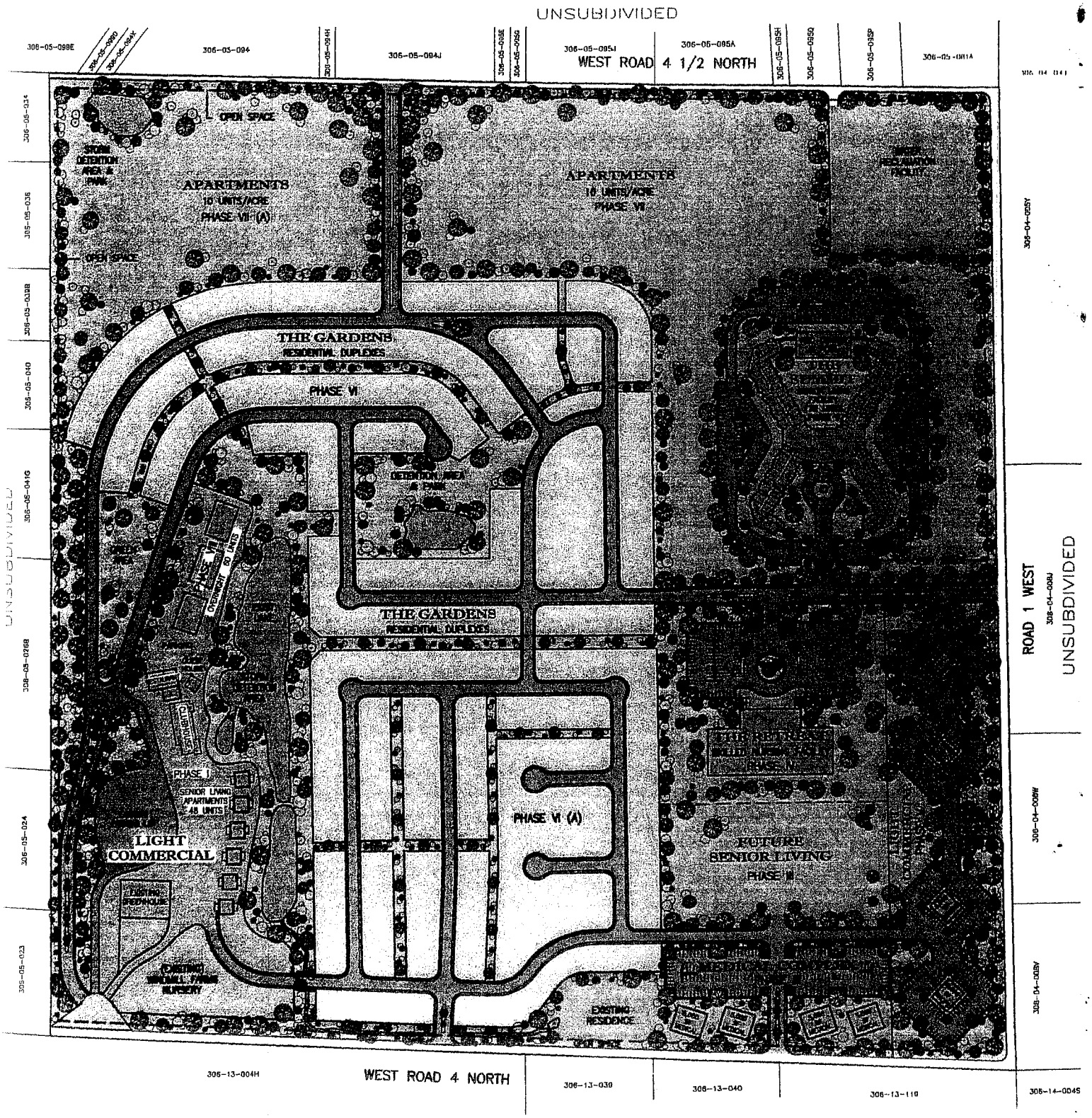
Project Information and Investment Opportunities are available by contacting: **Joe Cordovana**
(928) 237-6128

We look forward to building a better Chino Valley for all our seniors.
Thank you

Enjoy Your Tour of Our Facilities...

[redacted]

W-03443A-15-0272



HERRITAGE POINT SUBDIVISION

APPALOOSA ESTATES

W-03443A-15-0272

JOHN McCAIN
ARIZONA

CHAIRMAN, COMMITTEE ON
ARMED SERVICES
COMMITTEE ON HOMELAND SECURITY
AND GOVERNMENTAL AFFAIRS
COMMITTEE ON INDIAN AFFAIRS

United States Senate

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WASHINGTON, DC 20510-0303
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2201 EAST CAMELBACK ROAD
SUITE 115
PHOENIX, AZ 85016
(602) 952-2410

122 NORTH CORTEZ STREET
SUITE 108
PRESCOTT, AZ 86301
(928) 445-0833

407 WEST CONGRESS STREET
SUITE 103
TUCSON, AZ 85701
(520) 670-6334

TELEPHONE FOR HEARING IMPAIRED
(602) 952-0170

November 3, 2015

Joseph Cordovana
PO Box 3150
Chino Valley, AZ 86323-2708

Dear Joseph,

I want to take this opportunity to thank you for your letter of October 28, 2015 regarding the Town of Chino Valley.

Your situation is in the jurisdiction of the State of Arizona. Therefore, I have forwarded your letter to Governor Doug Ducey.

Joseph, I do hope your situation can be resolved favorably.

Sincerely,

John McCain

John McCain
United States Senator

JM/pcw

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[redacted]

W-034434-15-0272

COUNCIL LOG

NAME	POSITION	BY WHAT ACTION?	START DATE	EXP. MO.	FINAL DATE	REASON
1999-2001						
Dan Main	Mayor	Re-elected	6-10-99	6-01	6-14-01	Re-elected
Russ St. Pierre	Vice-Mayor	Elected	6-10-99	6-03		Continued
Joel Baker	Council	Re-elected	6-10-99	6-03		Continued
Norm Barnes	Council	Elected	6-10-99	6-03		Continued
Don Gray	Council	Continued		6-01	6-14-01	Term exp.
Pat Purdin	Council	Continued		6-01	6-14-01	Term exp.
Francia Sparzynski	Council	Continued		6-01	6-14-01	Term exp.
2001-2003						
Dan Main	Mayor	Re-elected	6-14-01	6-03	6-12-03	Term exp.
Russ St. Pierre	Vice-Mayor	Continued		6-03	6-12-03	Term exp.
Joel Baker	Council	Continued		6-03		Re-elected
Norm Barnes	Council	Continued		6-03	6-13-02	Resigned
Karen Fann	Council	Appointed	7-25-02	6-03	6-12-03	Term exp.
Jim Bunker	Council	Elected	6-14-01	6-05		Continued
Pat Purdin	Council	Re-elected	6-14-01	6-05		Continued
Virginia Reid	Council	Elected	6-14-01	6-05		Continued
2003-2005						
Karen Fann	Mayor	Elected	6-12-03	6-05	6-9-05	Re-elected
Joel Baker	Vice-Mayor	Re-elected	6-12-03	6-07		Continued
Jim Bunker	Council	Continued		6-05	6-9-05	Re-elected
Pat Purdin	Council	Continued		6-05	6-9-05	Re-elected
Virginia Reid	Council	Continued		6-05	6-9-05	Re-elected
Dr. Ron Minnich	Council	Elected	6-12-03	6-07		Continued
Dorothy Schmidt	Council	Elected	6-12-03	6-07		Continued
2005-2007						
Karen Fann	Mayor	Re-elected	6-9-05	6-07	6-12-07	Re-elected
Joel Baker	Vice-Mayor	Continued		6-07	6-12-07	Re-elected
Dr. Ron Minnich	Council	Continued		6-07	6-12-07	Term exp.
Dorothy Schmidt	Council	Continued		6-07	6-12-07	Term exp.
Jim Bunker	Council	Re-elected	6-9-05	6-09		Continued
Pat Purdin	Council	Re-elected	6-9-05	6-09		Continued
Virginia Reid	Council	Re-elected	6-9-05	6-09		Continued
2007-2009						
Karen Fann	Mayor	Re-elected	6-14-07	6-09	6-11-09	Term exp.
Joel Baker	Vice-Mayor	Re-elected	6-14-07	6-11		Continued
Jim Bunker	Council	Continued		6-09	6-11-09	Elected
Pat Purdin	Council	Continued		6-09	6-11-09	Term exp.
Virginia Reid	Council	Continued		6-09	6-11-09	Term exp.
Gloria Moore	Council	Elected	6-14-07	6-11		Continued
Ron Romley	Council	Elected	6-14-07	6-11		Continued

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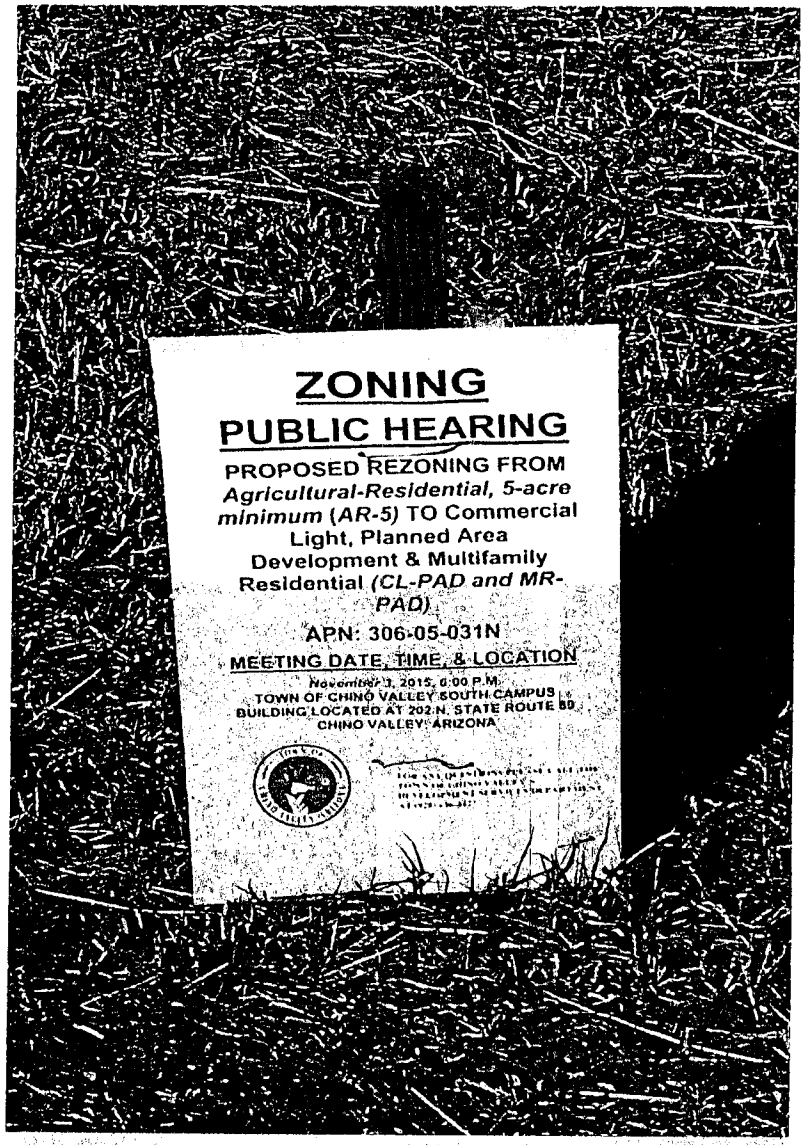
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