



33.16294444,-111.47590833

— NEIGHBOR SCREEN

# PINAL COUNTY, AZ

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 33.16294444,-111.47590833

**PIN** Not provided

**Request Date** 2025-12-02

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21037014C, 21038001A, 21024001Q, 21013001B, 21024001J, 21024001P	✓	<b>Salt River Project Ag Imp &amp; Power Dist</b>	Individual	Salt River Project is a state-chartered power and water utility ( <a href="#">1</a> ); see ORG table.	unknown	High	Engage through SRP's formal channels for landowner coordination.	M
21037014B		<b>State Of Arizona</b>	Individual	Arizona State Land Department manages this state trust land in the area ( <a href="#">2</a> ); see ORG table.	unknown	Unknown	Coordinate via the Arizona State Land Dept per official process.	M
21037014J		<b>Chavez Juan Andres Colozo Jr</b>	Individual	No references to Juan Andres Colozo Chavez Jr were found in local news or civic records ( <a href="#">3</a> ). He is identified only through property ownership and holds no known public roles ( <a href="#">4</a> ).	unknown	Low	Reach out personally with project information and invite any questions given his low profile.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21037022D	✓	<b>Gable &amp; Hardison Farming</b>	Individual	Gable & Hardison Farming is a local family farming operation (Hardison family) in San Tan Valley ( <a href="#">5</a> ); see ORG table.	unknown	High	Approach via known agricultural networks (see ORG profile for recommended engagement).	M
21024001N	✓	<b>Nevitt Farms LLLP</b>	Individual	Nevitt Farms LLLP is a family farming partnership associated with John O. Nevitt ( <a href="#">6</a> ); see ORG table.	unknown	High	Engage through the partnership's principal (see ORG profile for further guidance).	M
21037014K		<b>Jon M. Correll &amp; Elisa M. Correll</b>	Individual	Jon M. Correll (age 62) resides in San Tan Valley, Arizona ( <a href="#">7</a> ). He is also known as Jon Michael Correll, but no public records indicate any civic positions or activism by Jon or Elisa Correll ( <a href="#">8</a> ).	unknown	Low	Use a personable, one-on-one approach to explain the project and listen to any concerns, as the Corrells have no evident prior stance or public involvement.	M
210370240		<b>Darryl Scott Darger &amp; Kristi Lynn Kruger</b>	Individual	Dr. Darryl "Scott" Darger is a veterinarian who has practiced in Arizona's East Valley for about 20 years ( <a href="#">9</a> ). He co-owns property in Pinal County with Kristi Lynn Kruger; Darger also established an Arizona LLC in his name in 1997 that remains active ( <a href="#">10</a> ).	unknown	Medium	wildlife_habitat.  Have a community liaison familiar with animal welfare explain how project plans protect local wildlife and pets, aligning outreach with Dr. Darger's veterinary concern for animals.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21037014R		<b>Bobby Watkins</b>	Individual	Bobby Watkins is listed as an owner of a parcel in this area, but searches did not reveal any public social or news presence by him ( 11). No meeting records or media reports were found that mention Bobby Watkins in a civic context as of this writing ( 12).	unknown	Low	Engage Mr. Watkins with direct, respectful communication at his doorstep, focusing on clear information about property impacts, since he has no known public stance or affiliations to leverage.	M
21037014Q		<b>Christian J. Watkins</b>	Individual	Christian J. Watkins maintains a public online presence focused on secular and scientific commentary ( 13). He was a competitive debater for several years, indicating he is articulate and engages in analytical discussions ( 14).	unknown	Low	Provide detailed, fact-based project information to Mr. Watkins and invite questions, appealing to his analytical mindset and interest in evidence-driven dialogue.	M
21037014S, 21037014T		<b>David A. Christianson</b>	Individual	David A. Christianson owns two adjacent parcels in Pinal County, but he has no recorded appearances in local news or civic meetings ( 15). Public record searches did not identify any community positions or statements by this individual ( 16).	unknown	Unknown	Approach Mr. Christianson openly and inquire about any concerns or priorities he may have, as nothing is publicly known about his viewpoints. Building trust through direct communication is key.	M
21037022B		<b>Tyler Halter</b>	Individual	No references to Tyler Halter appear in county meeting records [Pinal County Board of Supervisors - gov, retrieved 2025-12-02; "No find results for pattern: halter"]. His land lies in an agricultural region where farmers formed a group to guard farmland from solar projects [AZBEX - news, retrieved 2025-12-02; "formed a citizens group focused on preserving farmland"].	unknown	Low	farmland_preservation, property_value.  Engage through a trusted farming community member, emphasizing commitments to preserve farmland and maintain property values.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21037014U		<b>David Arthur Christianson</b>	Individual	No public comments or civic roles by David Christianson were found in local records [Pinal County Board of Supervisors – gov, retrieved 2025-12-02; "No find results for pattern: Christianson"]. The land is in a rural farming area where residents have pushed back on large solar projects to preserve agriculture [AZBEX – news, retrieved 2025-12-02; "preserving farmland and limiting the spread of solar development"].	unknown	Low	farmland_preservation, property_value.  Use a personal approach via agricultural networks, stressing respect for farmland heritage and addressing property value concerns.	M
21037014V		<b>Ryan Sanchez</b>	Individual	No evidence of Ryan Sanchez taking a public stance on development was located in county hearings [Pinal County Board of Supervisors – gov, retrieved 2025-12-02; "No find results for pattern: ryan sanchez"]. Neighbors of similar rural projects often worry about property values and visual impacts from new facilities [Axios – news, retrieved 2025-12-02; "worried about ... the reduction in property values"].	unknown	Low	farmland_preservation, property_value.  Reach out one-on-one to share project facts and listen to any concerns, especially about land use and property value.	M
21037013Z		<b>Kristina N Snow &amp; Jack H Snow</b>	Individual	Kristina and Jack Snow do not appear in any Pinal County meeting minutes or local media reports on development [Pinal County Board of Supervisors – gov, retrieved 2025-12-02; "No find results for pattern: snow"]. Their parcel is in a farming community that values quiet rural life and has resisted utility-scale projects on cropland [AZBEX – news, retrieved 2025-12-02; "preserving farmland and limiting the spread of solar development"].	unknown	Low	farmland_preservation, property_value.  Initiate a respectful in-person visit to discuss how the project will respect their rural lifestyle and safeguard their land's value.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
210244890		<b>Psalm Arbhye Castor &amp; Skylar Reese Pridgeon</b>	Individual	Skylar Pridgeon and Psalm (Arbhye) Castor are a young couple who married in late 2024 [Zola Wedding Registry – other, retrieved 2025-12-02; "Skylar & Arbhye November 02, 2024"]. They have no recorded involvement in local government or development forums [Pinal County Board of Supervisors – gov, retrieved 2025-12-02; "No find results for pattern: pridgeon"].	unknown	Low	property_value, aesthetics_viewshed.  Connect informally (e.g., at a community event) and address any worries about visual impact, emphasizing the project's consideration for neighborhood appearance and their property investment.	M
210-37-0170		<b>David Thomas Phillips &amp; Jane Taylor (Trustees)</b>	Trust	This parcel is owned via a family trust managed by David T. Phillips, 76, who resides in Gilbert, Arizona ( 17). Jane Taylor (relationship unspecified) is co-listed as a trustee, and no record of either trustee's civic engagement in Pinal County was found ( 18).	unknown	Low	Reach out through formal correspondence to their mailing address, highlighting how the project will not adversely affect their property's value or legacy. Emphasize transparency and invite questions, since they are off-site owners with limited local involvement.	M
210-24-8420		<b>Erica Meeks</b>	Individual	Erica Meeks appears to be a private Pinal County resident with no identifiable public offices or leadership roles ( 19). No mentions of Meeks were found in local news or meeting records related to development issues ( 20).	unknown	Low	Approach through a friendly, informal visit or call to understand any concerns. Emphasize neighborhood benefits and address common homeowner worries (e.g., property values or noise) to build trust.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
210-24-8410		<b>Daniel Durham</b>	Individual	Daniel Durham is a local landowner with no public profile in community affairs ( 21). Searches of county records and news found no evidence of Durham's involvement in development discussions or civic positions ( 22).	unknown	Low	Engage one-on-one at his property to introduce the project and listen to any feedback. Highlight measures taken to respect the rural character and address practical issues like traffic or drainage which may matter to him.	M
210-24-8400		<b>Drew &amp; Elizabeth Livingston</b>	Individual	Drew and Elizabeth Livingston jointly own their Pinal County parcel and are not known figures in local government or committees ( 23). No public comments or letters from the Livingston household regarding development or energy projects were located ( 24).	unknown	Low	Meet with them as a couple, perhaps in a neighborhood setting, to explain the project's benefits. Show respect for their privacy and address any questions about how the development will maintain the area's quality of life.	M
210-24-8390		<b>Mitchell Howard</b>	Individual	Mitchell Howard is listed as the owner of his parcel and has no noted positions in Pinal County boards or organizations ( 25). There are no records of Howard speaking at public meetings or engaging in local development debates ( 26).	unknown	Low	Initiate a personal conversation or send a detailed mailer outlining the project, inviting Mr. Howard to a community info session. Emphasize that his concerns (if any) are valued and that the project team is committed to addressing safety and property-related issues.	M

# Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21013001P		<b>Wolfkin Farms LLC</b>	llc	Wolfkin Farms LLC is an Arizona landholding company traced to Penny Wolfswinkel Jenkins of Mesa ( <sup>27</sup> ). The LLC received approximately \$158,024 in USDA commodity subsidies for Pinal County farming (2012–2021) ( <sup>28</sup> ). In March 2024 Wolfkin Farms LLC sold about 154 acres in San Tan Valley to JEN Partners for \$23.7 million, facilitating a major residential development ( <sup>29</sup> ).	High	land_investment	Engage beneficial owner (Penny Wolfswinkel Jenkins) via a business approach; emphasize how the project could enhance their remaining land value or offer a lucrative buyout. Given their pro-development track record, align the proposal with profitable exit strategies	M
21024001G	✓	<b>8159 E Bella Vista LLC</b>	llc	8159 E. Bella Vista, LLC is a domestic Arizona LLC, named after its parcel's street address at 8159 East Bella Vista Road, Queen Creek ( <sup>30</sup> ). No principals or activities are publicly documented beyond property ownership, indicating it's a single-property holding entity. No recorded political contributions or community initiatives were found (implying a low public profile). No state or county filings suggest any active business operations (likely formed solely to hold the real estate; e.g., no separate licensing or sales tax records located – negative search results).	Low	speculation	Contact the owner via the LLC's registered address. Emphasize a fair purchase or partnership opportunity that meets their financial expectations; personalize outreach since they appear to be a small private holder, and address any concerns about property impact	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21037014F, 210370250, 210370200, 21037022C, 210370210	✓	Daryl Scott Darger LLC	llc	Daryl Scott Darger, L.L.C. is an Arizona domestic LLC organized on June 20, 1997 ( <sup>31</sup> ). The company's statutory agent is a third-party service (DG Service Corp), suggesting the owner (Daryl S. Darger) prefers privacy in public filings ( <sup>32</sup> ). No active business operations beyond land ownership are noted; the LLC holds multiple rural parcels in Pinal County with no other licenses or UCC liens detected (indicating long-term land holding with minimal debt - confirmed by absence of financing statements in state records, per Arizona UCC search – negative result). The LLC has no visible political or community activity, and its namesake principal is not listed in local civic roles (implying a passive investor stance).	Medium	speculation	Approach principal Daryl S. Darger (via his agent or known contacts) to gauge interest in a buyout or joint development. Highlight how the project could increase his land's value or offer a profitable exit; maintain respect for his long tenure and privacy	M
21013001M, 21013001D	✓	Epcor Water AZ Inc	corporation	EPCOR Water Arizona Inc. is a private utility corporation providing water services in Pinal County (including San Tan Valley) ( <sup>33</sup> ). It is a subsidiary of EPCOR Utilities (Edmonton, Canada) and took over the local water system from the troubled Johnson Utilities, improving service reliability (per Arizona Corporation Commission records of management transfer, 2018-2020 – public docket). EPCOR actively supports area development - its Arizona website invites developers for coordination and provides a "developer engineering guide" for new projects in their service areas ( <sup>34</sup> ). The company's local operations are regulated by the ACC, and no evidence shows it engaging in anti-development actions; instead, it typically seeks infrastructure investment cost recovery through rate cases (as seen in ACC filings where EPCOR advocates funding new wells and treatment for growth – regulatory filings).	High	municipal	Coordinate early with EPCOR's regional management to ensure the project's water and wastewater needs are planned for. Address any infrastructure upgrades jointly and emphasize community benefits to align with EPCOR's public service mission; their support can mitigate utility-related opposition	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21037014D	✓	<b>Skogebo Family LLC</b>	llc	Skogebo Family LLC (formally Skogebo & Co LLC) was formed in Arizona on April 29, 2021 ( <sup>35</sup> ). It is managed by Jocelyn M. Skogebo and David P. Skogebo of Mesa, AZ, and owned via their D&J Skogebo Family Trust ( <sup>36</sup> ). The entity holds at least one Pinal County land parcel and shows no other active business operations (no records of commercial activity or licenses beyond the land holding). No public stances or community engagements by the Skogebo family were found; their involvement appears limited to property ownership and estate planning (the 2021 trust suggests succession planning rather than development initiatives).	Medium	land_investment	Engage the Skogebo family (through David or Jocelyn) diplomatically to understand their long-term plans. Offer solutions that could increase their land's future value or provide an exit strategy; emphasize respect for their legacy and assure the project won't undermine their property's worth	M
800181210, 800180790, 800180760, 800180770	✓	<b>Pinal County</b>	municipal	Pinal County is the local government with jurisdiction over land use in the project area ( <sup>37</sup> ). The County emphasizes a "strong pro-business climate" and supports projects that foster "sustainable economic growth" ( <sup>38</sup> ). The elected Board of Supervisors holds approval authority on zoning and development, making county support critical for any new project ( <sup>39</sup> ).	High	municipal	Engage County officials (Board of Supervisors, Planning Dept) early; highlight tax benefits and ensure project aligns with county plans to secure support	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
210244930, 210244560, 210245540, 210245440, 210245520, 210244920, 210244600, 210245560, 210245310, 210244960, 210245470, 210244570, 210245090, 210244900, 210244660, 210245400, 210245330, 210245430, 210244670, 210244630, 210244850, 210245420, 210244730, 210245360, 210244880, 210244990, 210245380, 210245460, 210245510, 210244640, 210244940, 210244950, 210244760, 210245120, 210245370, 210245110, 210244710,		<b>Meritage Homes Of Arizona Inc</b>	inc	Meritage Homes of Arizona, Inc. is a subsidiary of Meritage Homes Corporation – a top U.S. homebuilder (ranked #7 nationally in 2019) ( 40 ). The company has acquired dozens of parcels in Pinal County for a planned residential subdivision ("Palomino Ranch") ( 41 ). As a homebuilder, Meritage's focus on selling homes means it values neighboring uses that preserve community appeal (industrial projects nearby could be seen as a threat to property values).	High	land_investment	Engage Meritage's regional executives directly; address any concerns about project impacts on their housing development; offer solutions (buffer zones, design tweaks) to maintain property values and buyer appeal	M





PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
210248620, 210249390, 210248350, 210249090, 210249080, 210249580, 210248360, 210249410, 210249040, 210248310, 210248340, 210249380, 210248250, 210249110, 210249060, 210249070, 210249020, 210246810, 210249130, 210248630, 210248270, 210249350, 210249500, 210248330, 210249400, 210248990, 210249340, 210249460, 210249030, 210248260, 210249430, 210249150, 210249570, 210249450, 210249100, 210249550, 210249120,		<b>Arroyo Cap III-2 LLC</b>	llc	Arroyo Cap III-2, LLC is a Delaware-formed LLC (filed January 14, 2022) with its principal office in Irvine, California ( 42). Its sole member is listed as Arroyo Capital III, LLC, reflecting a parent investment fund structure ( 43). Arroyo Capital specializes in residential land development finance, with "over 7,000 lots acquired" across master-planned communities ( 44). In Pinal County, Arroyo Cap III-2 LLC owns numerous vacant parcels likely held for future homebuilding (no active local operations to date).	Medium	land_investment	Approach via Arroyo Capital's asset managers; emphasize that the project will not diminish (and could enhance) future housing land value; explore cooperative infrastructure improvements to align interests	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
210249330, 210249140, 210249440, 210249010, 210249560, 210249420, 210248370, 210248320, 210249360, 210248280, 210248980, 210249050, 210248290, 210248300, 210249000, 210249370, 210248380, 210249320, 210248610								
21037013X	✓	Travis81 Llc	llc	Travis81 LLC is an Arizona limited liability company that owns approximately 11.23 acres of land in the Gold Canyon area of Pinal County ( <a href="#">45</a> ). The tract is vacant and listed for sale at about \$5.98 million, marketed as a site for "needed businesses for the community" (retail/restaurant, etc.) ( <a href="#">46</a> ) ( <a href="#">47</a> ). No active business operations or public profile are associated with this LLC, indicating a purely speculative land investment ( <a href="#">48</a> ).	Low	speculation	Engage the owner through their listing broker; consider a buyout or partnership to incorporate their parcel, ensuring the project does not undercut its commercial sale potential	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21037013P		<b>Lot I LLC</b>	llc	Lot I LLC holds another portion of the Gold Canyon site (Section 7, T1S R9E) adjacent to Travis81's parcel ( 49). The land is being marketed as part of an ~11-acre "commercial sale" opportunity, aimed at bringing in needed local businesses ( 50 ) ( 51 ). This LLC has no known operations beyond owning the land, which suggests its role is speculative (waiting for a profitable sale).	Low	speculation	Coordinate outreach via the same real estate brokers; if feasible, negotiate acquisition or ensure the project design supports the parcel's commercial viability to alleviate opposition	M