

# Withey Morris PLC Welcomes Planner Stephanie Watney



Stephanie  
Watney

## ***Arizona's Leading Land Use Law Firm Hires Former City of Chandler Planner***

PHOENIX, AZ – [Withey Morris], a prominent Arizona land use law firm for more than 20 years, brought on planner [Stephanie Watney] from the City of Chandler.

Stephanie specializes in land use and site development. She provides entitlement and development services to the firm's clients ranging from initial due diligence and site evaluation to full entitlement processing including rezonings, stipulation modifications, use permits and variances.

"We're excited to welcome Stephanie and are very impressed with her extensive knowledge and talent," said [Adam Baugh], partner. "Her creativity and the breadth of land use and site development experience she brings from both the public and private sectors makes her a valuable member of our team."

Stephanie assists in facilitating site development approvals and supporting clients with technical processes such as land divisions and abandonments of public rights-of-way. Prior to joining Withey Morris, Stephanie worked for another large national law firm where she specialized in zoning. More recently, she held a position with the City of Chandler as a city planner.

Born and raised in Calgary in the province of Alberta, Canada, Stephanie graduated from the University of Calgary in 2013 with a BA in Political Science. While attending college, she was a student ambassador for the University of Calgary's

Native Centre, serving as a role model and working with Aboriginal youth to encourage their participation in post-secondary education. After graduating, Stephanie moved to Arizona for graduate school. She received her Master's in Urban and Environmental Planning from Arizona State University in 2015. While at ASU, Stephanie furthered her passion for empowering Native American communities by focusing her professional project on researching and developing tools and strategies to help strengthen socioeconomic and infrastructure conditions in under served communities, with the ultimate goal of improved comprehensive and long-range master planning. Since graduating, Stephanie has served as a committee member for the American Planning Association [Arizona Chapter's Native American Planning group].

Stephanie is an active member of the American Planning Association (APA) and Arizona Chapter (AZAPA). She is currently pursuing her [American Institute of Certified Planners (AICP) certification. Stephanie played ice hockey growing up and enjoys ice skating and exploring different activities with her husband and soon-to-be three-year-old daughter.

For over 20 years, [Withey Morris PLC] has been Arizona's leading land use law firm. Its dynamic team combines experience in land use entitlements, real estate transactions, government affairs and lobbying with the sharp legal insight needed to handle every aspect of the real estate development process. Withey Morris represents commercial, residential, industrial, master-plan developers and landowners in virtually every corner of Arizona jurisdiction. Prestigious publications routinely rate its attorneys among the best land use and real estate lawyers in Arizona. These publications include Chambers USA – America's Leading Business Lawyers, Best Lawyers in America® and Super Lawyers. Martindale Hubbell, a noted authority in rating U.S. law firms and attorneys, gives the firm an AV rating, the highest ranking. Withey Morris' mission is to help build its clients' visions by guiding them from the drawing board through city hall to project completion.

---

# National Real Estate Auction Firm, Fine & Company to Auction Rancho de Los Cerros the stunning Spanish Mission Style Ranch inside Catalina State Park



*Minutes Outside of Tucson Last Listed for \$7 million, Rancho de Los Cerros Will Be Sold, Subject to a Minimum Bid of \$2.75Million!*

TUCSON, ARIZONA – Fine & Company, LLC ([FineAndCompany.com](http://FineAndCompany.com)), announces the auction of Rancho de Los Cerros, 13500 Oracle Road, Tucson, AZ a replica 1800's Western Town, boasting an 8,000-square-foot hacienda, old town replica, Club de Campo, historic carriage house, caretaker's home, free form swimming pool, stables, riding arena and event center all set on ten acres and surrounded by the 5,500-acre Catalina State Park.

Rancho de Los Cerros was the vision David and Molly Hoffman who together transformed a dilapidated former Girl Scout Camp on pristine wilderness outside of Tucson into a residence and event venue filled to the brim with over 500 pieces of museum-worthy cowboy art and collectables.

The real estate will be sold at auction, subject to a minimum bid of \$2,750,000. Sealed bids are due on or before 2:00 p.m. MST, March 25.

The Western Americana Art and Cowboy Collectibles will be sold in an online auction closing on April 22nd and features dozens of rare items including a Bohlin saddle collection, restored carriages, a Buck McCain full



size cowboy statue, as well as dozens of paintings, bronze sculptures and other cowboy collectibles. Michael A. Fine, president of Fine & Company, said: "This is a rare opportunity to acquire arguably the most unique residence or event venue in Tucson – it is like nothing else. There simply are no other opportunities to buy ten acres of land totally surrounded by the 5,500 protected acres of the Catalina State Park. If that's not enough, the land has been developed as a replica southwestern cowboy town and has been used as a private residence and event venue for the past 30 years."

Rancho de Los Cerros dates back to 1907 when Jesus Ellias filed his homestead application. For a period of time it operated as a Girl Scout Camp. It is located at the end of a one mile private road on the northern outskirts of Tucson, next to Oro Valley and only twelve miles to downtown. It is surrounded by the 5,500 Catalina State Park with sweeping views of the stunning backdrop of the Catalina Mountains.

David Hoffman, who owns the home and Tucson's iconic Lil Abner's Restaurant together with his wife Molly Hoffman said: "The auction focuses the market's attention on this property, establishes a time-certain date of sale, where all interested buyers can compete to purchase the real estate and our large collection of Western Americana Art and Cowboy Collectibles. We selected Fine & Company based on their vast knowledge of marketing and structuring the sale of unique real estate and trophy homes throughout the United States and National Property Solutions for their experience in marketing personal property and other such assets."



Over the past 32 years, Rancho de Los Cerros has hosted parties and events for such companies as American Express as well as festivals, weddings, corporate and social events for up to 1,000 guests and featuring bands including the Beach Boys. The event center can accommodate 300 seated guests for dinner. There are designated bars and serving locations along with commercial restrooms and maintenance buildings.

The grand scale of this comfortable estate is sure to impress with its exceptional level of detail. The well-appointed hacienda provides 8,000 feet of living spaces including the opulent living room with large picture window designed to look as though there is a massive hole in the wall providing a up front and personal look at the waterfall built immediately outside. Native animals and birds are constantly seen drinking from the waterfall and its small ponds.

Fine added, "unique opportunities don't come along very often. Rancho de Los Cerros is an astonishing home or event venue located in a breathtaking and extremely private location. When you step onto the property you will feel transformed into another time and era. The buyer can escape to their own oasis while being just minutes from all of the reasons to live in Tucson. Rarely is there an opportunity to buy a piece of art you can live in."

The property is available for viewing on: February 29th as well as March 8, 14 & 22 by appointment between 1:00 p.m. and 3:00 p.m. The purchase of a detailed Bidder's Information Packet is required to bid. Viewings may be scheduled, and packets may be obtained by calling (312) 278-0600 ext.101.

Also below is a video if you are interested in seeing more.

---

# ABI Multifamily Brokers North Central Phoenix Apartment Community for \$3.48 Million



Phoenix, Ariz. – ABI Multifamily is proud to announce the \$3,480,000 / \$145,000 Per Unit / \$202.09 per SF sale of Ocotillo Apartments in Phoenix, Ariz.

The Ocotillo Apartments transaction consists of 24 garden-style units in the North Central Phoenix submarket, conveniently located near Uptown Plaza, the Midtown Phoenix Light Rail, and the State Route 51 Freeway. In addition, the property is located down the street from the brand-new Wyatt Communities of Arizona Residential Development as well as a short 15-minute drive to Phoenix Sky Harbor International Airport.

With 24 units built in 1963, the Ocotillo Apartments feature six individual four-plex properties on separate parcels. The apartment community is comprised of 50% two-bedroom units and 50% one-bedroom units. All units are individually metered for electricity, while 66% of the units have private fenced backyards.

ABI Multifamily's **Mitchell Drake** and **Ryan Smith** represented the seller. ABI Multifamily's **Dallin Hammond** and **Rue Bax** represented the buyer.

"This is a great opportunity for the Buyer as the property is

located right along the canal in Uptown Phoenix,” states Dallin Hammond, Vice President at ABI, who represented the buyer in the transaction. “With the properties being separately parceled and contiguous, it provides the Buyer with numerous exit strategies in the future.”

“The Seller’s initial plans were to hold these apartments long term and eventually buy out the remaining ownership within the community,” explained Mitchell Drake, Vice President at ABI who was in representation of the Seller. “Due to the low supply and high demand for multifamily in Uptown & Central Phoenix, the Seller decided to forgo his holding pattern and capitalize on the current market conditions.”

The Buyer is an Arizona-based private investor. The Seller is a New York-based private investor.