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**From:** Julie Castaneda  
**Sent:** Monday, March 20, 2017 7:57 AM  
**To:** COB\_mail  
**Subject:** FW: OPPOSITION to commercial development by SolarH2O Leasing in Tanque Verde Valley  
**Categories:** Yellow Category

**From:** DETROX  
**Sent:** Sunday, March 19, 2017 11:18 AM  
**To:** Julie Castaneda <[julie.castaneda@pima.gov](mailto:julie.castaneda@pima.gov)>  
**Subject:** OPPOSITION to commercial development by SolarH2O Leasing in Tanque Verde Valley

REC'D 7:40:33 PM 3/20/17

We are strongly opposed to the SolarH2O Leasing proposed rezoning of the property on Tanque Verde Road, near Tanque Verde Loop Road. Approval would be just another significant step in eroding the overall ambience of the valley from pleasantly rural to just another unnecessarily congested spot on the road. It is this rural flavor that has attracted most residents to the area.

The adjacent residents of Bel Air Ranch Estates relied upon the present zoning when purchasing their residences. They are now threatened with the intrusion of a large noisy commercial enterprise, placed there merely for the profit of a few. If the original zoning had been commercial, then those folks would have been on notice that such a development could occur. However, the constant stream of government cave-ins to special interests through exceptions to area plans consistently degrades the quality of life for residents of adjoining properties and those of us who must pass through the area for access to our residences.

Certainly, there are places where rezoning could be appropriate, but this location is not one of them. There is nothing remarkable about this location in terms of providing special benefits for the developer of the project. This type of business could easily be located anywhere in the area that is already appropriately zoned.

Additionally, there are safety aspects. Take a look at the thirty car long lines on Tanque Verde Road near the Emily Gray Middle School twice a day - right across the street from the SolarH2O property, then add recreational vehicles and the like to the mix as they attempt to enter and leave this storage facility. There is a school crosswalk and student pedestrian traffic. The traffic is further congested by the school buses stopping to let off students, up and own this stretch of Tanque Verde Road. The vehicle traffic is already heavy enough for Pima County to propose a protected turn modification to the intersection of Tanque Verde Road and Tanque Verde Loop Road. Adding to this traffic load would be an irresponsible act.

There is really no justification for this rezoning, other than if government chooses to change a long standing area plan for the benefit of one business, at the expense of many. We oppose this rezoning.

Sue & Ron Detrick

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