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**From:** Robin Brigode  
**Sent:** Sunday, November 17, 2013 8:58 PM  
**To:** COB\_mail  
**Subject:** Fwd: CO#7-13-06

----- Original message -----

From "Dr. Campbell"  
Date: 11/17/2013 12:18 PM (GMT-07:00)  
To Robin Brigode  
Subject CO#7-13-06

November 15, 2013

Robin Brigode  
Pima County Board of Supervisors  
130 W. Congress St., 11th Floor  
Tucson AZ 85701

Robin Brigode:

This e-mail is in reference to the 30 acres designated as Co# 7-13-06, my home, and my total opposition to the attempt of Mr. Portner and Red Pointe to amend the Pima County Comprehensive plan. I moved to Tucson in 2002 and established my veterinary practice here. I carefully chose and invested in a home that would meet my practical and aesthetic needs. I made certain of the LIU zoning of the property behind mine, as preserving the uplifting view and the fascinating creatures feeds my spirit and supports my investment. This is in no way "vacant land" but is part of a meandering corridor of washes, open ironwood forest and homes on 3 acre lots to the north extending to Dove Mountain. It is shared with bobcats, coyotes, javelina, and myriads of birds and reptiles. Certainly maintaining the LIU housing is more "matching" this area than allowing stack-a-shacks to encroach.

So far I have managed to survive the recession unlike some of my veterinary colleagues, but commercial landlords are charging higher rents for their stable businesses as they cannot keep their commercial spaces rented for longer than a few months. Pharmaceutical companies have increased the price of medications as much as 10 fold. Small businesses are being nicked and dined at every turn. I have paid my staff by dipping into my retirement more than once.

My home is now beginning to recover it's value and I am being asked to graciously grant a developer the right to build up to 10 houses per acre and devalue my investment with traffic, noise, flooding and a complete loss of privacy and aesthetics. The building of the "Charter School" was accomplished by totally razing the desert without regard for the protected plant species. It was constructed up on a dirt platform and now drains into neighboring properties causing flooding in the cactus nursery that has been there for 45 years. Gila monsters, tortoises and other species are migrating as they have been displaced. I would have moved to Phoenix and established my practice there if I wanted to live somewhere that was concrete and asphalt and stilted landscape.

The Planning and Zoning Commission voted six to one to deny amendment of the Pima County

Comprehensive Plan back in September. Many of us were in attendance, spoke our piece, and listened to Mr. Portner's vision and his condescending manner. We were pleased that the Commission not only listened to us, but heard us.

My neighbors and I have invested in Tucson. We did our research and felt our commitments were well placed. I will attend the Board of Supervisors meeting on November 19 and hope that you and the other members will support the Comprehensive Plan and a one home per 3+ acres in this lovely residential only parcel.

Sincerely

(Ruth) Ann Campbell, DVM

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**From:** Robin Brigode  
**Sent:** Sunday, November 17, 2013 8:59 PM  
**To:** COB\_mail  
**Subject:** Fwd: Co7-13-06

----- Original message -----

From -  
Date: 11/17/2013 8:50 PM (GMT-07:00)  
To Robin Brigode  
Subject Co7-13-06

Pima County Board of Supervisors.

C07-13-06 Hardy -Thornydale I Associates, Et Al. - W. Hardy Road Plan Amendment

District 1 - Ally Miller  
District 2 - Ramon Valadez  
District 3 - Sharon Bronson  
District 4 - Ray Carroll  
District 5 - Richard Elias

Enclosed is the speech we presented to the Pima County Planning and Zoning Commission on September 25, 2013.

We are seeking your support to uphold the 6-1 vote by the Pima County Planning and Zoning Commission, to maintain the current zoning of Low Intensity Urban LIU-0.3.

The enclosed documentation explains the many reasons, why their shouldn't be any amendments to the current Pima County Comprehensive Plan.

We will be attending the Board of Supervisors meeting on Tuesday, November 19, 2013. Your vote is highly appreciated to maintain the current zoning designation.

A proper balance between businesses, housing, schools and open space is currently in place, and should be maintained.

Thank you for your support,

Hans and Galen DeWeerd

8789 North Maya Court  
Tucson, AZ 85742

**Pima County Planning & Zoning Commission**

### **Why are we addressing the Pima County Planning & Zoning Commission?**

15 years ago we bought a parcel of land with a house built on it as our primary residence and future retirement home. A major decision to live on Maya court was the location and the **predictability**, what to expect in the future regarding **developments and building construction**.

**Predictability**. Think about **Predictability**.

To the **north** the vacant land was zoned for 1 home on approx. 3.3 acre parcels. Homes have been built on those parcels. 1 home on approximately 3.3 acre lots.

To the **east** an existing sub-division was already in place.

To the **south** are existing businesses, including beautiful Bach's cactus nursery, a veterinary clinic and recently a charter school.

To the **west** the property is zoned for approximately 1 home per 3.3 acres.

We made our decision, knowing that a maximum of 10 homes could be built on the 30 acres to the west of our property.

The property owner of the 30 acre parcel was also well aware of the fact that a maximum of 10 homes could be built.

For most people the investment in their home as their primary shelter is the most important decision we make in our lifetime.

You base those decisions on location, schools, safety, traffic, environment and clean air and water.

You work hard, raise a family, involve yourself in the neighborhood.

Go to the polls on election day and vote for the candidates that are going to represent you. Like our vote for Ally Miller, our current county supervisor.

The owner of the 30 acre property is now requesting to amend the Pima County Comprehensive Plan.

The motivation for the amendment is a pure business decision to maximize their profits. With an approval of the amendment, up to 300 homes could be built on the 30 acres.

Why would anybody, like a builder or land developer, buy property zoned for 1 home per 3.3 acres, with no intentions to ever follow the current zoning law.

Sit on the land long enough, go to the zoning board, again and again. Eventually, the zoning will change to their advantage. They maximize their profit and move on to the next project.

Who cares about the neighborhood. They bought their property long ago and they care less about their decisions at that time.

The preservation of the 30 acre lot with Low Intensity Zoning is of utmost importance.

We oppose the request to amend the Pima County Comprehensive Plan.

### **There are 2 choices:**

**Amend the plan.** The developer is happy, makes his profit and moves on.

He doesn't care about the value of the existing properties. He doesn't care about the vegetation.

He doesn't care about the wildlife.

He doesn't care about the traffic.

He doesn't care about so many other things.

He doesn't care at all.

**Or.**

**No amendments to the plan**, develop the property as it is zoned.

The neighborhood cares about the value of existing properties.

The neighborhood cares about the vegetation.

The neighborhood cares about the wildlife.

The neighborhood cares about the traffic.

The neighborhood cares about so many other things.

**The neighborhood cares.**

Our family strongly opposes the request to amend the comprehensive plan.

We expect our **Pima County Planning & Zoning Commission** to support us to deny the proposed zoning change.

We are addressing the **Pima County Planning & Zoning Commission** to protect our homes, our neighborhood and our environment.

Thank you for your support,

Hans and Galen DeWeerd

8789 North Maya Court

