

Ira Yates

P.O. Box 5068

San Angelo, Texas 76902

Pima County Board of Supervisors

Re: Magee Como Development Association LLC. Comprehensive Plan Amendment

Dear Chairman and Members of the Board of Supervisors,

For the record I am Ira Yates, owner of 12.49 acres adjacent to Lot # 4 the subject of today's request. I am here today to support the applicants request with two important caveats which I will conclude with.

I would like to briefly explain circumstances relating to my property. I inherited this property from my mother who died there on Valentine's Day 2008. Six weeks prior to passing she received notice the planned Magee La Cholla interchange construction project and subsequent meetings to follow. She wrote a letter to the county saying she would not be able to attend the public meetings but needed to be sure her legal access off La Cholla was adequately maintained. During probate I was responsible for the property and was informed by the Project Consultant that the legal La Cholla access and the adjoining Magee Como Development Association access would be eliminated because of the project design. I was told the property would be provided alternative access through the redesign of the interchange.

As a result of what I was told I did not attend the local meetings and relied on what I had been told until the estate was settled. Subsequently I met with your staff and determined that the Magee Como Development access was eliminated but nothing had been done to replace my access that was going to be lost and in fact the access was actually going to be preserved. The access that exists today no longer accommodates emergency or delivery vehicles and is greatly diminished if not totally eliminated from a practical point of view.

How does this relate to today's application? I was approached by the applicant and was offered for purchase for \$150,000 an access easement across the applicant's land which I did acquire. A recent foreclosure is clouding my rights to the easement at this time.

I understand today's application will be followed with a request to rezone tract 4 from TR to CB-2. My adjoining property is zoned SR, very low density. To avoid my past mistake of not paying close enough attention to the Magee La Cholla construction project, this time I have hired local consultants, The Planning Center, to advise me and initiate a zoning change request for my property.

The two caveats pertaining to my support for the applicants request today are:

1. The more intense land use of Neighborhood Activity Center and subsequent CB-2 zoning request adjacent to SR zoned property might be incompatible until such time as rezoning of the 12.49 acres is considered.

2. There is a provision in my Easement Acquisition documentation that allows me to construct access to my property prior to the development of the Magee Como tracts but is contingent on design approval of Pima County. I desire to be independent of the Magee Como project and will appreciate support of the County when appropriate.

In conclusion, I support the applicants request today because the success of their project may help mitigate my past transportation access issues and should certainly be good for the community.

Thank you for your time and attention and the opportunity for me to present my situation and support today.

Ira Yates