

Date: September 16, 2013

To: Pima County Board of Supervisors
Re: Co7-13-07 Title Security of Arizona TR 2055-E. Tanque Verde Road Plan Amendment
Proposed Desert Willow Ranch Development

From: Pam J. Minor
10910 E. Tanque Verde Rd, Tucson Az 85749
10920 E. Tanque Verde Rd, Tucson Az 85749
2291 N. Dusty Lane, Tucson Az 85749
Dusty Lane, no street number, Tax No. 133-02-0250, Tucson Az 85749

Dear Board Members,

I live and own 4 properties immediately south and downflow of the proposed development property. Like many of my neighbors, I live in the Tanque Verde Valley because it is a rare and unique environment, with its low-density rural lifestyle, riparian areas, wildlife, being able to keep and ride my horses from my home, and feeling of community.

Developing 120 acres will impact the entire existing community. HOW it is developed will determine the direction of lifestyle for all of us who already live here.

Cluster housing of any kind does not fit this property or the character of this neighborhood.

Regardless of the miracle of paperwork, the proposed development property is notorious, historic FLOODPLAIN. Pima Co Regional Flood Control District (RFCD) recognizes this.

- In the ten years I have lived in Tanque Verde Valley, I have personally seen the Agua Caliente OVER its banks at the proposed development site.
- With regards to the building site, with the dike blocking drainage to the wash north and west, and 50+ acres paved over with streets, houses, etc., where is all that surface water supposed to go? South and east onto neighbors' properties?
- The small ditch that carries runoff south across Tanque Verde Rd. cannot be considered a runoff option for the WLB houses. It runs through neighboring yards, is less than 3' at its deepest point, and only continues about 1,000 ft before it flattens out and ceases to exist.

Sewer connection is proposed at the end of King St., requiring easements through private property. Those easements are not in place and the property owners I recently spoke with were not in favor of it.

Even without street lights, light pollution from cluster houses goes without saying in a rural area where night lighting is almost non-existent. It will negatively impact humans and wildlife both.

Increased traffic congestion is also a given. WLB has suggested traffic/road issues are Pima County's responsibility. The County - aka taxpayers - already built that dike WLB intends to so richly benefit from. How far does their profit at our expense go?

The WLB property has historically served as the neighborhood access from E. Tanque Verde Rd. to the washes and trailheads for people walking with dogs and children, horse riders, etc. WLB offers to deed the dike, the wash and an unbuildable portion of their property back to the County and says we are welcome to use it. But offers no public access to be able to get to those areas. The historic, continuous, and open use of access through the WLB property meets requirements for a prescriptive easement. You can establish that easement. The neighborhood will suffer without it.

And when WLB makes the plea, as it has, that it will cost SO much money to put in this development and it therefore HAS to build more houses, consider how much money surrounding neighbors also have invested. Why should WLB's money and idea of lifestyle be worth more than ours?

Please

- say no to higher density and/or rezoning
- guarantee continued public access to wash and trails through the WLB property
- enforce adequate surface water and flood control to protect surrounding property
- enforce single-story houses
- protect riparian areas and wildlife corridors
- bind WLB and its successors to any requirements and/or agreements it makes.

Please value those of us who are already here, who also have a substantial financial investment in a community and lifestyle that we want to preserve.

Please You can insure that WLB or any developer JOINS our community, not just changes whatever it wants, irrespective of the rest of us. They will not be living here with what they create. We will.

Thank you,



Pam J. Minor