



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 16, 2021

**Title:** P20 RZ00007 RAGE ET AL. - N. JUNIPER ROAD REZONING

### Introduction/Background:

The applicant requests a rezoning of approximately 5.37 acres from the SR (Suburban Ranch)(3.32 acres) and CR-1 (Single Residence)(2.05 acres) to the CR-4 (Mixed-Dwelling Type) zone for a 24-lot (one existing developed residual parcel) for a one- and two-story single-family residential subdivision.

### Discussion:

Current SR zoning allows for one single-family residence to be built and CR-1 zoning allows for two. The proposed 4.44 residences per acre is equivalent to the majority of the properties to the north, east and northwest. Thirty percent of the site will be set-aside as natural open space to meet the requirements of the Hillside Development Zone.

### Conclusion:

The proposed 24-lot subdivision conforms to the Medium Low Intensity Rural Comprehensive Plan designation.

### Recommendation:

Staff recommends APPROVAL of the rezoning subject to standard and special conditions and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions with the addition of two conditions limiting lots 17 - 23 to one-story and mature trees that are removed from the Gilbert Street frontage shall be replaced with mature trees.

### Fiscal Impact:

0

### Board of Supervisor District:

☒ 1      ☐ 2      ☐ 3      ☐ 4      ☐ 5      ☐ All

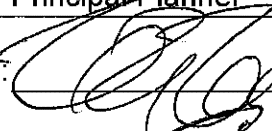
Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner

Telephone: 520-724-6921

Department Director Signature/Date:

 8/2/21

Deputy County Administrator Signature/Date:

 8/3/2021

County Administrator Signature/Date:

 8/3/2021



## PIMA COUNTY

### DEVELOPMENT SERVICES

**TO:** Honorable Rex Scott, Supervisor, District 1

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** July 26, 2021

**SUBJECT:** P20RZ00007 RAGE ET AL. – N. JUNIPER ROAD REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **MONDAY, August 16, 2021** hearing.

**REQUEST:** For a **rezoning** of approximately 5.37 acres from the CR-1(Single Residence) and SR (Suburban Ranch) zones to the CR-4 (Mixed-Dwelling Type) zone, parcel codes 225-36-0250 and 225-36-0350, located at the southeast corner of N. Juniper Road and W. Gilbert Street, addressed as **7250 & 7320 N. Juniper Road**.

**OWNERS:** Gerald Rage, et al.  
Attn: Gerald Rage  
4980 N. Camino Esplendor  
Tucson, AZ 85718

**AGENT:** The Planning Center  
Attn: Brian Underwood  
2 E. Congress Street, Suite 600  
Tucson, AZ 85701

**DISTRICT:** 1

**STAFF CONTACT:** Terrill L. Tillman, AICP, Principal Planner

**PUBLIC COMMENT TO DATE:** As of July 26, 2021, staff has received a 40-signature protest petition, two letters of concern and one letter of protest citing traffic, flood, quality of life and density concerns.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8 – 0; Commissioners Maese and Membrila were absent)

**STAFF RECOMMENDATION:** **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.**

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds  
Attachments



**PIMA COUNTY**

DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: P20RZ00007**

**Page 1 of 4**

**FOR AUGUST 16, 2021 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services/Department-Planning Division

**DATE:** July 26, 2021

**ADVERTISED ITEM FOR PUBLIC HEARING**

**REZONING**

**P20RZ00007 RAGE ET AL. - N. JUNIPER ROAD REZONING**

Gerald Rage, et al., represented by the Planning Center, requests a **rezoning** of approximately 5.37 acres from the CR-1(Single Residence) and SR (Suburban Ranch) zones to the CR-4 (Mixed-Dwelling Type) zone, parcel codes 225-36-0250 and 225-36-0350, located at the southeast corner of N. Juniper Road and W. Gilbert Street, addressed as **7250 & 7320 N. Juniper Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8 – 0; Commissioners Maese and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.  
(District 1)

**Planning and Zoning Commission Public Hearing Summary (May 26, 2021)**

The public hearing was held virtually. The staff, applicant and speakers presented virtually or telephonically.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner asked for clarification about the existing houses on site and which house will remain. Staff replied that the house to the north will remain and the house to the south will be razed.

A commissioner questioned whether there were any viewshed concerns or other issues that have come up from the neighbors. Staff replied that the development may not really affect viewsheds and that the applicant has prepared some information to demonstrate to the commission. There are some concerns related to increased traffic. It is staff's opinion that the proposal is a good, suitable infill project. The commissioner asked whether there would be secondary access through streets to the north and ultimately via Ina Road. Staff replied that there will be future traffic

statements to address secondary transportation trip generation. Staff further discussed that the development will be widely seen by adjacent property owners and diminished view sheds were not apparent.

The applicant's representative presented additional information for the proposed project and discussed the similar existing densities of the surrounding neighborhood and the provision of 30% natural open space due to the Hillside Development Zone. He provided a lengthy presentation addressing every neighbor concern regarding traffic, drainage, pollution and water use, parking and noise, increased temperatures due to the heat island effect, and viewsheds. He further discussed that there is an opportunity to provide sidewalk connectivity and replace mature trees removed along the Gilbert Road frontage with mature trees.

The hearing was open to the public.

Speaker #1 is directly across the street and discussed she believes the view is affected by the proposed development. She would like to have some additional improvements done in the neighborhood and would like to keep the houses one-story which would not block the view going up the hill over the mountain. She would like to see the development less dense, but is impressed with the proposed development. She provided a written statement for reference.

Speaker #2 discussed the addition of vehicular traffic on the street. She believes there will be as many as 92 vehicles per day coming down the hill. She further stated that the public has a tendency to avoid the light at Ina Road and Oldfather Drive by traversing up Juniper Road and heading north and turning left to connect to Oldfather Drive. The only way to get out is from a single entrance/exit point to Ina Road which will create additional congestion of vehicular traffic. The streets further north are in disrepair and no one wants to travel on them. People will have to traverse in front of her house which is not in the best condition. The traffic is too heavy for the 1/10 of a mile along Juniper Road.

Speaker #3 discussed that she lives within a quiet neighborhood where you are able to walk your dogs without too much traffic. She does agree with the statements of Speaker #2 regarding the condition of Massingale and Mars Roads. People do go up Juniper Road to connect to the north instead of utilizing Oldfather Drive and Ina Roads. The corner bar creates additional traffic that avoid the main roads. The roadways are so eroded that it causes frequent tire replacement. The road is very short and with the additional traffic, it seems overwhelming. She doesn't feel that while sidewalks will be installed, that she will feel safe walking her dog anymore. She doesn't agree with the two-story option and is concerned about parking on the street.

The representative responded to the concerns discussing the improvements in the area. The developer is proposing the sidewalk along the east side of Juniper Road and may not develop a sidewalk on the west side of the road because it is not under their ownership and added that the view discussion wasn't something previously brought up but the developer is willing to place a restriction on the houses that are running north to south along the northern boundary by not allowing two-story homes adjacent to each other. He further stated that they need the flexibility for two-story along the south adjacent to the U-Haul Center to screen the development from the commercial use. He discussed that the volume of cars on the street quoted by the speaker may not be correct and that the developer is providing sidewalk and landscaping for safe traversing along Juniper Road. The trip generation will be metered out throughout the day and will not occur at one given point in time. He continued stating the re-surfacing is planned for Juniper Road and questioned whether Transportation intends to improve the eroded streets discussed earlier.

Staff responded that Pima County Department of Transportation has a resurfacing program that

began last year and will continue for the next nine years. The streets will be rated and scheduled for preservation, which may re-surface the worst streets first. The representative continued that there may not be street lights, but all lighting will adhere to the outdoor lighting code which will be shielded and pointed downward. The quietness of the neighborhood should improve from the development buffering the sounds coming from commercial noises to the south.

A commissioner asked about the lighting. The representative stated that there will not be any street lights and lighting will adhere to the outdoor lighting code, which will be shielded and pointed downward.

Speaker #4 discussed screening of the business to the south and suggested that they plant cypress trees, and stated concerns for the environmental impact, and wildlife movement. She also would like beautification of the area instead of walls and urges the developers to add vegetation instead of heat generating walls. She thinks that the two-story homes along the southern boundary will help to ameliorate the impact of the existing commercial uses. She stated that semi-trucks traverse Juniper Road to get to the business entrances in the shopping center. She has written a letter for the commission.

The representative stated that there will be landscaping containing trees along the southern boundary and along the frontages of Juniper Road and Gilbert Road and some revegetation and wildlife movement within the 30% open space. There is an opportunity for a weight limit sign to be installed.

The public hearing was closed.

A commissioner discussed the equivalent residential densities in the area and that the property is adjacent to an intensive commercial use and the commissioner has no problem with the development. Additionally, there is open space provided and this is a wildlife island. The commissioner opined that, of the 23 lots for this proposal, lots 1- 10, 11-16 are appropriate for two-story dwellings, but lots 17-23 should be limited to single-story and requested to add that condition into the motion.

The representative was hesitant to agree with the limitation and is willing to limit every other lot to single-story.

Staff discussed that limiting lots 17 – 23 to one-story is reasonable and may be imposed as a rezoning condition by the commission.

A commissioner discussed that when two-story developments are built, typically those, residences are located along the perimeter of the development to insulate and create a sound barrier for the subdivision; the commissioner questioned the reasoning behind the one-story limitation. Another commissioner stated that the idea is to ease the impact to the viewshed to the Catalina Mountains to the east.

A commissioner stated that this seems to be a typical development in the county, stated that he is sympathetic to the comments received, and suggested that the residents form a special tax districts to fund infrastructure deficiencies.

Commissioner Matter made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS AND THE ADDITION OF TWO CONDITIONS, LIMITING LOTS 17-23 TO ONE-STORY AND ANY MATURE TREES REMOVED ALONG GILBERT STREET WILL BE REPLACED WITH MATURE TREES**, Commissioner Gungle gave second.

The commission voted to recommend **APPROVAL** of the rezoning (8 – 0; Commissioners Maese and Membrilla were absent), subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

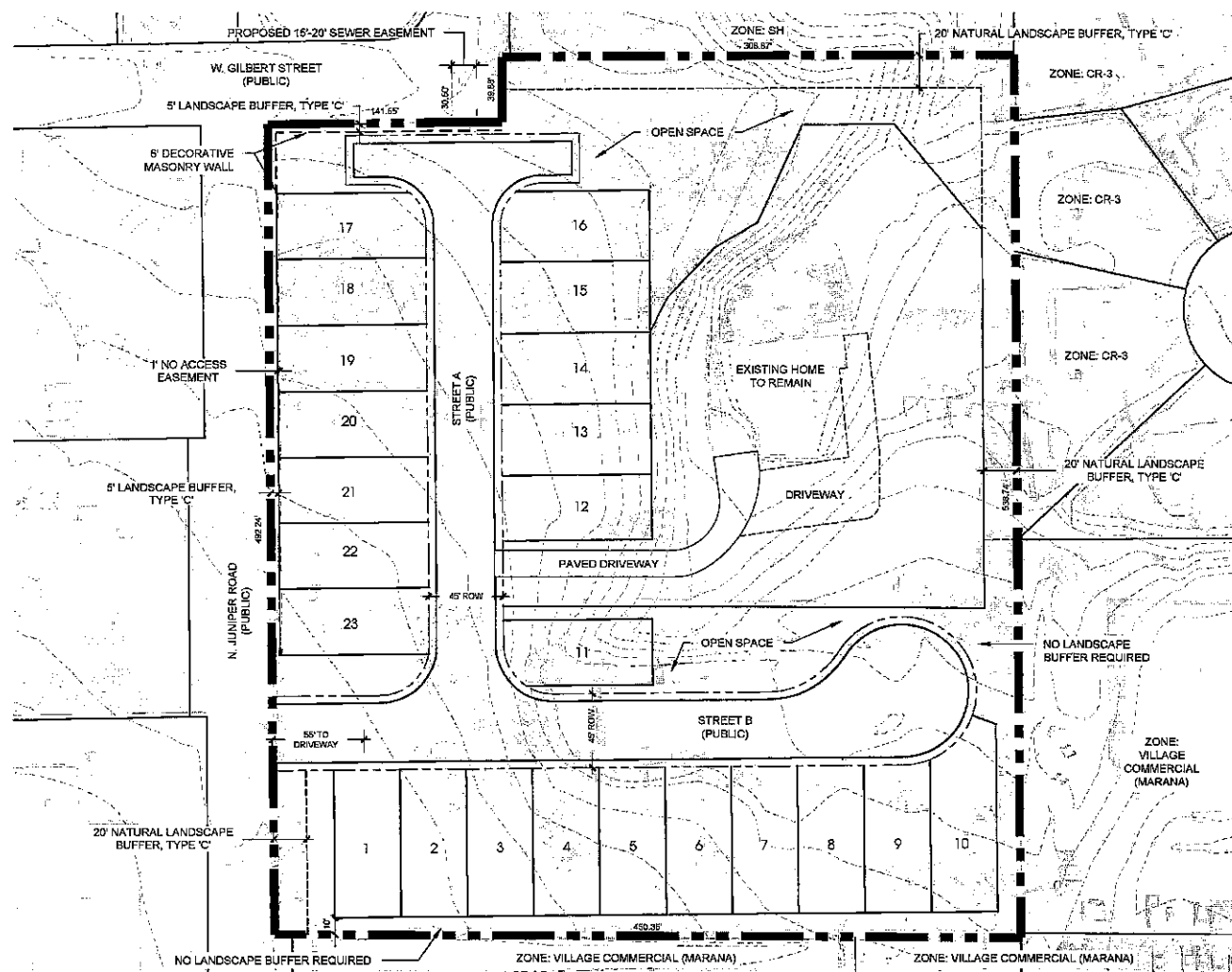
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. A 1-foot no access easement shall be provided along the western and northern boundaries of the site.
  - B. Prior to approval of the Tentative Plat, written proof of coordination with the Town of Marana regarding traffic Impacts to their roadway system and any subsequent Town of Marana requirements shall be provided to Pima County Development Services.
  - C. A Traffic Memorandum shall be provided with the Tentative Plat submittal. The Traffic Memorandum should include the turn lane warrant analysis and trip distribution to determine impacts to the Pima County roadway network to the north. Offsite improvements determined necessary as a result of the Traffic Memorandum shall be provided by the property owner.
3. Regional Flood Control District condition: At the time of development the developer shall be required to select a combination of Water Conservation Measures such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

- F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
7. Adherence to the preliminary development plan as approved at public hearing.
8. Lots 17-23 are limited to one-story.
9. Any mature trees removed along the Gilbert Road frontage will be replaced with mature trees.
- 8-10. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- 9-11. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds  
Attachments

c: The Planning Center, Attn: Brian Underwood, Project Manager, 2 E. Congress St., Ste. 600,  
Tucson, AZ 85701

Exhibit II.B.1: Preliminary Development Plan



NOTES:  
 PARCEL APNs: 225-36-0250 & 225-36-0350  
 SITE ACREAGE: 5.37 ACRES  
 EXISTING ZONING: CR-1, SR  
 PROPOSED ZONING: CR-4

PROPOSED LOTS (3,600 SF) = 18  
 PROPOSED LOTS (3,870 SF) = 5  
 PROPOSED DENSITY: 23+1 LOTS = 4.44 RAC

RECREATION AREA REQUIRED: IN LIEU FEE  
 RECREATION AREA PROVIDED: IN LIEU FEE

OPEN SPACE REQUIRED: MIN. 30%  
 OPEN SPACE PROVIDED: 30% (70,178 SF)

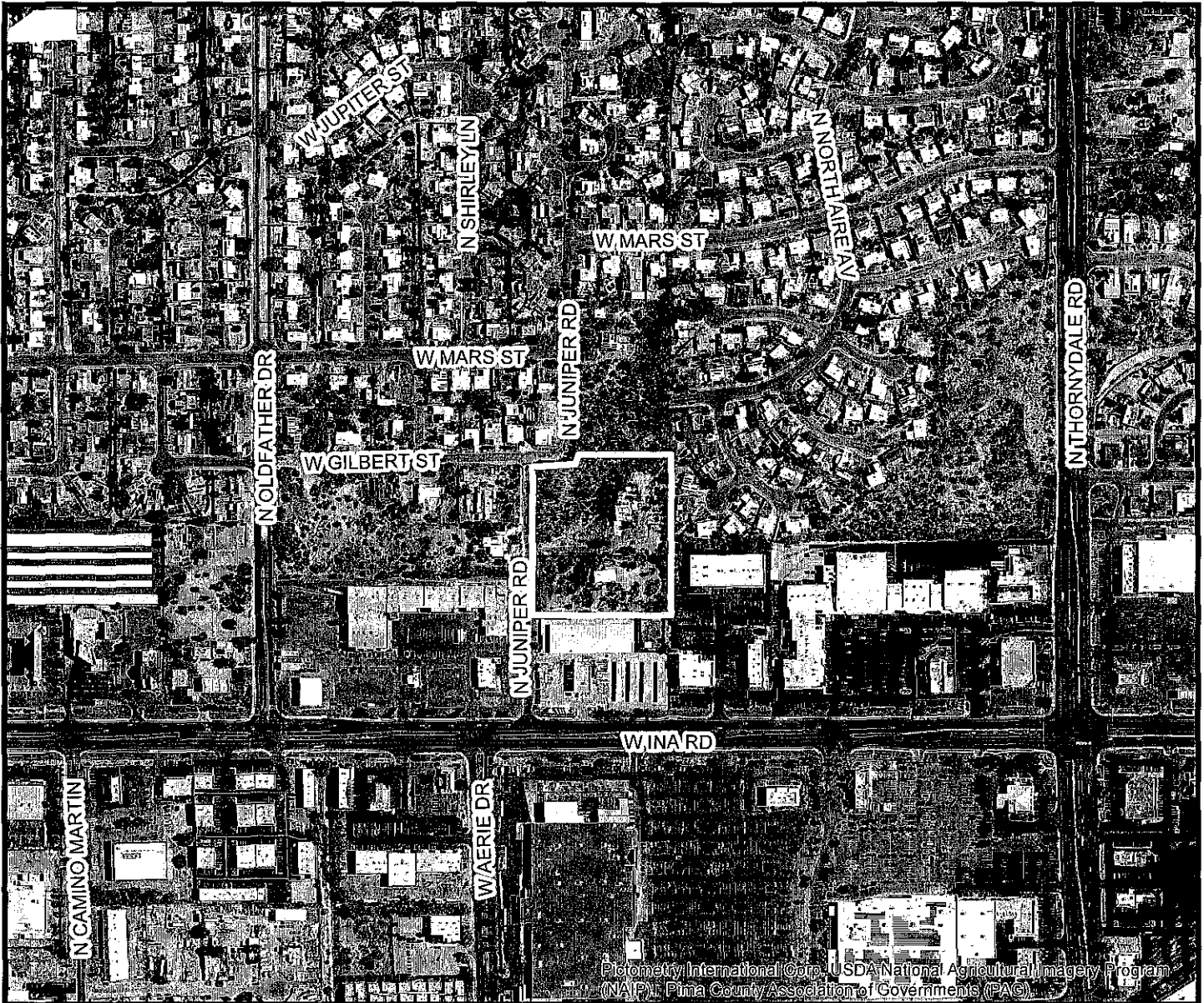
SCALE: 1"=60'-0"  
 PROJECT: RSG-01 DATE: 05/06/19  
 FILE NAME: RSG-01\_PDP.DWG

THE PLANNING CENTER  
 1000 N. JUNIPER ROAD  
 SUITE 100  
 MARANA, AZ 85648  
 (520) 546-1000



Case #: P20RZ00007  
Case Name: RAGE, ET AL. - N. JUNIPER ROAD REZONING  
Tax Code(s): 225-36-0250 & 225-36-0350

Aerial Exhibit



0 220 440 880 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 4/22/2021 - ds



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION  
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**HEARING** May 26, 2021

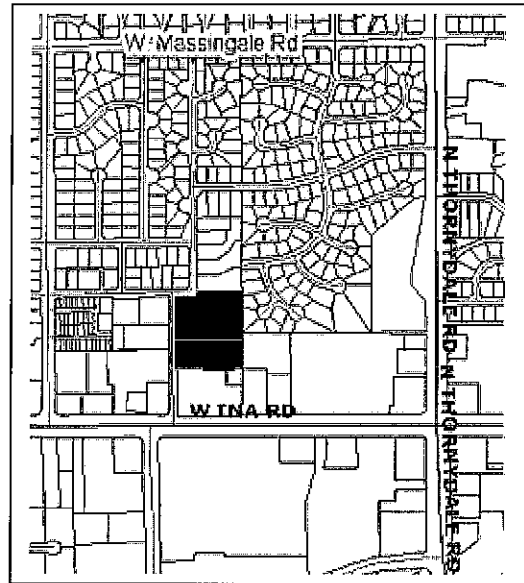
**DISTRICT** 1

**CASE** P20RZ00007 Rage et al. – N.  
Juniper Road Rezoning

**REQUEST** Rezone from SR (Suburban Ranch)  
(3.32 acres) and CR-1 (Single  
Residence) (2.05 acres) to the CR-4  
(Mixed-Dwelling Type) Zone

**OWNER** Rage et al.  
Attn: Gerald Rage  
4980 N. Camino Esplendora  
Tucson, AZ 85718

**APPLICANT** The Planning Center  
Attn: Brian Underwood  
2 E. Congress Street, Suite 600  
Tucson, AZ 85701



**APPLICANT'S PROPOSED USE**

The approximately 5.37-acre subject site consists of two parcels of land planned for a 23-lot, one and two-story single-family residential subdivision. The existing house on the northern 3.32-acre parcel will remain as a residual parcel for a total of 24-lots.

**APPLICANT'S STATED REASON**

"The commercial success of the surrounding area and recent pedestrian improvements along Ina Road make the subject property desirable for infill development. New residents will have convenient access to a plethora of restaurants, retail opportunities and services within walking and biking distance to help reduce automobile dependency and promote healthy living".

**STAFF REPORT SUMMARY**

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The applicant proposes a 5.37-acre rezoning to the CR-4 (Mixed-Dwelling Type) zone for a 24-lot infill residential subdivision for single-family dwellings, conforming to the Medium Low Intensity Urban comprehensive plan designation. The comprehensive plan supports the efficient use of existing infrastructure and rational growth patterns.

**PUBLIC COMMENT**

As of the writing of this report, May 11, 2021, staff has received no public comment.

**COMPREHENSIVE PLAN**

The comprehensive plan land use designates the property as Medium Low Intensity Urban (MLIU). MLIU designates areas for a mix of medium density single-family and lower density

attached dwelling units; to provide opportunities for a mix of housing types throughout the region. MLIU requires a minimum density of 2.5 residences per acre (RAC) and a maximum RAC of 5. This proposal conforms to the MLIU comprehensive plan designation with a 4.44 RAC.

There are no Special Area or Rezoning Policies pertaining to the property.

#### **SURROUNDING LAND USES/GENERAL CHARACTER**

North:	SH/CR-3	Undeveloped Residential/Developed Residential Subdivision
South:	VC	Commercial Self Storage (Town of Marana)
East:	CR-3/VC	Developed Residential Subdivision/Commercial Center (Town of Marana)
West:	CR-2/VC	Developed Residential/Retail Commercial Center (Town of Marana)

The surrounding residential neighborhoods contain equivalent densities to the northeast and northwest of the subject site. Low density residential is located adjacent to the site along the north and the western boundaries.

The subject site lies near the Ina Road and Thornydale Road major thoroughfares that contain a wide range of commercial retail uses, big-box retail, restaurants, banking, grocery, services, and goods. The area is characterized with commercial uses along the major thoroughfares and mostly higher density, well established, developed residential subdivisions surrounding the commercial uses. There are churches and Richardson and Butterfield Elementary Schools are nearby. Sentinel Peak High School is located southwest of the site and Pima Community College is located approximately one and a half miles to the northeast. Recreational opportunities exist approximately one half of a mile to the southeast at the Canada del Oro Trail segment of the Chuck Huckelberry Loop with walking, bicycle and equestrian uses. Several parks are within one mile of the site offering additional recreational opportunities.

#### **PREVIOUS REZONING CASES ON PROPERTY**

The subject site contains two parcels of land, an approximately 3.32-acre parcel (parcel code 225-36-0250) located at the northwest corner of the subject site, and an approximately 2.01-acre parcel (parcel code 225-36-0350) located at the southwest corner of the subject site. Rezoning case Co9-59-67 conforming to the neighborhood plan Co13-59-9 was for a 640-acre rezoning that included both parcels. An Ordinance from SR (Suburban Ranch) to CR-3 (Single Residence) was never issued and the rezoning for these two parcels was closed.

The southern parcel was rezoned by case Co9-65-09 for SR (Suburban Ranch) to CR-1 (Single Residence) under the Tortolita Zoning Plan which required a subdivision plat. In 1998 the Board of Supervisors' approved a waiver of the platting requirement by case Co9-98-30 and Ordinance 1999-7 for CR-1 zoning was adopted January 19, 1999. This proposed rezoning, if approved, will replace the previously approved rezoning to CR-1 on the southern parcel.

#### **PREVIOUS REZONING CASES IN GENERAL AREA**

##### **Recent activity:**

- P18RZ00012 - W. Pima Farms Road Rezoning was approved by the Board of Supervisors May 7, 2019 for 9.07 acres from the SR (Suburban Ranch) to the CR-4 (Mixed-Dwelling Type) zone for a 45-lot, single-family one and two-story residential subdivision located approximately one mile to the northeast of the subject rezoning.

- P19RZ00011 – N. Camino De Oeste Rezoning was approved by the Board of Supervisors March 17, 2020 for 9.73 acres from the SR (Suburban Ranch) and SH (Suburban Homestead) to the CR-4 (Mixed-Dwelling Type) zone for a 46-lot, single-family one and two-story residential subdivision located approximately three-fourths of a mile to the northeast of the subject rezoning.

**Past activity:**

Most of the properties in the vicinity of the site have been rezoned from original SR zone. Rezoning requests for CR-3 (Single Family) zone began in the mid 50's and were a prevalent amount of the residential rezonings. Other limited rezonings over the course of many years were properties rezoned to high-density CR-5 (Multiple Residence) and CR-4 (Mixed-dwelling type) zoning occurred. A mix of commercial rezonings to TR (Transitional), CB-1 (Local Business) and CB-2 (General Business) rezonings resulted in intense development along the Ina Road corridor. By the mid 80's, limited rezonings occurred due to a lack of available properties and most of the Ina Road corridor and surrounding area was developed. Most of the commercial properties along both sides of the Ina Road thoroughfare have been annexed into the Town of Marana.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS)**

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

**PLANNING REPORT**

Staff supports the request because the proposed infill residential development is supported by Growing Smarter Acts and Pima Prospers, the comprehensive plan which encourage the efficient use of existing infrastructure. Policies in the Growing Smarter Acts and the comprehensive plan call for the promotion of land use patterns that support healthy people, a healthy environment, and a healthy economy. Employment centers, services and goods combined with multi-modal forms of transportation exist along the Ina Road thoroughfare with sidewalk connectivity, bicycle lanes and Sun Tran bus stops nearby which help create vibrant communities and the reduction of pollutions and traffic congestion.

The 23-lot single-family residential subdivision proposes one- and two-story development on lots ranging in size from 3,600 up to 3,870 square feet and will have one access drive to Juniper Road. The 24th remnant parcel will be accessed from Juniper Road through the internal subdivision streets to a private, paved access driveway. The single-family residential development will contain sidewalk connectivity to the Juniper Road right-of-way, approximately 300 to 500 feet away from Ina Road. The subject site will be served by City of Tucson water and will connect to sewer.

The northernmost, approximately 3.32-acre property is currently developed with a single-family residence, guest house, pool and accessory building, all which will remain. The southern, approximately 2.05-acre lot contains a single-family residence that will be razed. The topography of the 5.37-acre site contains some slopes located in the central portion of the site where the Hillside Development Zone Ordinance (HDZ) is applicable. HDZ is defined as any area that contains slopes 15% or greater within a distance of 50 linear feet. Equivalent amounts of HDZ disturbed areas are contained within each of the properties. The property to the north will contain the remnant, developed 1.54-acre parcel. Grading of the site will be limited to 50% with grading increases for graded areas that are not defined as HDZ. The maximum grading allowed utilizing the grading increase is 70% of the site. The site will contain 30% or 70,178 square feet of natural open space or open space that will be revegetated and set aside.

The properties contain few saguaros. Most of the saguaros have been identified as viable and will be relocated within required bufferyards or revegetated areas except for the saguaros that will be preserved in place, located outside the developed areas. A native plant preservation plan will be submitted with the subdivision plat and mitigation will be in accordance with the code. A natural 20-foot bufferyard "C" with a 6-foot decorative masonry wall is proposed along the northern property boundary adjacent to the low-density SH zoning and a 5-foot bufferyard "C" is planned adjacent to the Gilbert Street right-of-way and the medium density CR-3 subdivision. Along the western property boundary adjacent to the Juniper Road frontage, a 6-foot decorative masonry wall and a 5-foot bufferyard "C" increasing to a 20-foot natural bufferyard "C" south of the access driveway is planned. To the east, a 20-foot bufferyard "C" is planned adjacent to the existing 5-foot wall and CR-3 subdivision. There are no required bufferyards to the south, but a minimum 5-foot masonry decorative wall is planned.

#### Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

<b>CONCURRENCY CONSIDERATIONS</b>		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	Yes	No objection, subject to conditions
PARKS AND RECREATION	Yes	No objection
WATER	Yes	Tucson City Water "will serve" letter in site analysis.
SCHOOLS	Yes	Capacity letter in site analysis

#### **TRANSPORTATION REPORT**

The proposed rezoning site is served directly by Juniper Road and is located approximately 320 feet north of Ina Road and 1,240 feet west of Thornydale Road. The southerly property boundary adjoins the jurisdictional boundary of the Town of Marana. Ina Road and nearby roadways intersecting Ina Road are within the Town of Marana jurisdiction.

Juniper Road within Pima County's jurisdiction is a paved two-lane local roadway maintained by the County. Juniper Road is a posted 25 miles per hour speed limit roadway with a 40-foot wide existing right-of-way. There are no available traffic counts for Juniper Road, but the traffic capacity for this road is approximately 10,360 average daily trips (ADT).

Juniper Road and the adjacent residential streets provide several connections to the Pima County maintained roadway system to the north. Due to the several routes drivers can take north of this site, there are no Pima County concurrency concerns. A Traffic Memorandum shall address trip distribution to and from the site, submitted with the tentative subdivision plat.

There are two existing single-family dwellings on site. One of the dwellings will remain and the other will be demolished. The preliminary development plan with 23 new lots plus the remaining lot with an existing dwelling will generate approximately 220 ADT. The peak hour trips from this development during the morning or afternoon do not trigger a traffic impact study, but coordination with the Town of Marana regarding the traffic impact to their roadway system is required.

Due to the proposed lot configuration, the site will require the dedication of 1-foot no access easement on the west and north property boundaries along the public right-of-way to avoid access from Juniper Road to the back of the lots and along the northern boundary to maintain the planned internal only connectivity.

The Department of Transportation has no objection to this request subject to the addition of rezoning conditions #2A-D.

#### **FLOOD CONTROL REPORT**

Regional Flood Control District has the following comments:

1. Neither regulatory floodplains nor habitat impact the site.
2. Tucson Water will provide renewable water to the site. Therefore, a determination has been made that there are no impacts to shallow groundwater dependent ecosystems. A condition is recommended to ensure compliance with the Water Policy of the Comprehensive Plan.

The District has no objection subject to recommended condition #3.

#### **WASTEWATER RECLAMATION REPORT**

The rezoning area is within the PCRWRD service area and is tributary to the Agua Nueva Water Reclamation Facility via the Southeast Interceptor. Capacity for the proposed development is currently available within the 8" public sewer I-79-072, downstream from manhole 9395-04 (Type I 2019-3Q1, dated December 26, 2019). This letter is not an approval of point and method of connection. Allocation of capacity is made by the Type III Capacity Response.

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has no objection to the request subject to the addition of rezoning conditions #4A-F.

#### **ENVIRONMENTAL PLANNING REPORT**

Environmental Planning has no objection to this request subject to the addition of condition #5.

#### **ENVIRONMENTAL QUALITY**

The Department of Environmental Quality has no objection nor comment.

#### **CULTURAL RESOURCES REPORT**

Cultural Resources has no objection to this request subject to the addition of condition #6.

#### **NATURAL RESOURCES, PARKS AND RECREATION REPORT**

Natural Resources, Parks and Recreation has no comment.

**UNITED STATES FISH AND WILDLIFE SERVICE REPORT**

US Fish and Wildlife Service have no comment.

**WATER DISTRICT REPORT**

City of Tucson Water has no comment. A will-serve letter is contained within the site analysis.

**SCHOOL DISTRICT REPORT**

The Marana Unified School District has no comment. A letter of capacity is contained within the site analysis.

**FIRE DISTRICT REPORT**

Northwest Fire District has no comment.

**IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. A 1-foot no access easement shall be provided along the western and northern boundaries of the site.
  - B. Prior to approval of the Tentative Plat, written proof of coordination with the Town of Marana regarding traffic impacts to their roadway system and any subsequent Town of Marana requirements shall be provided to Pima County Development Services.
  - C. A Traffic Memorandum shall be provided with the Tentative Plat submittal. The Traffic Memorandum should include the turn lane warrant analysis and trip distribution to determine impacts to the Pima County roadway network to the north. Offsite improvements determined necessary as a result of the Traffic Memorandum shall be provided by the property owner.
3. Regional Flood Control District condition: At the time of development the developer shall be required to select a combination of Water Conservation Measures such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected

- parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
  - 6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
  - 7. Adherence to the preliminary development plan as approved at public hearing.
  - 8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
  - 9. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act,



Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Terrill Tillman", with a long horizontal flourish extending to the right.





Terrill Tillman, AICP  
Principal Planner

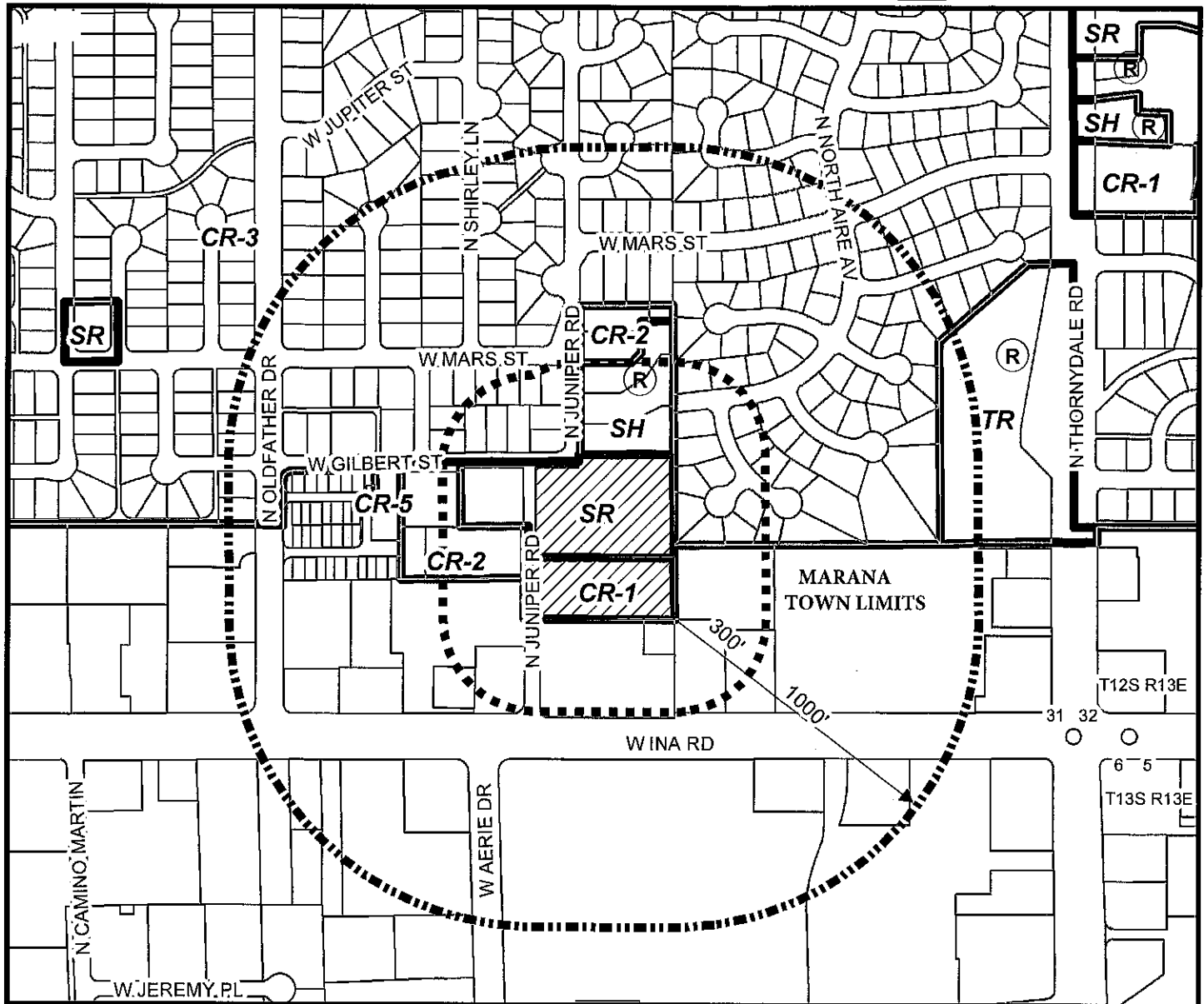
c: The Planning Center, Attn: Brian Underwood, Project Manager, 2 E. Congress St.,  
Ste. 600, Tucson, AZ 85701

Case #: P20RZ00007

Case Name: RAGE, ET AL. - N. JUNIPER ROAD REZONING

Tax Code(s): 225-36-0250 & 225-36-0350

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Zoning Boundary



0 220 440 880 Feet

Area of proposed rezoning from SR & CR-1 to CR-4



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION

Notes: Ref Case #: Co9-65-09

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 5/26/21 (scheduled)

Board of Supervisors Hearing: TBA

Base Map(s): 75, 114

Map Scale: 1:6,000

Map Date: 4/22/2021 - ds





## Land Use Legend and Map

### **Medium Low Intensity Urban (MLIU)**

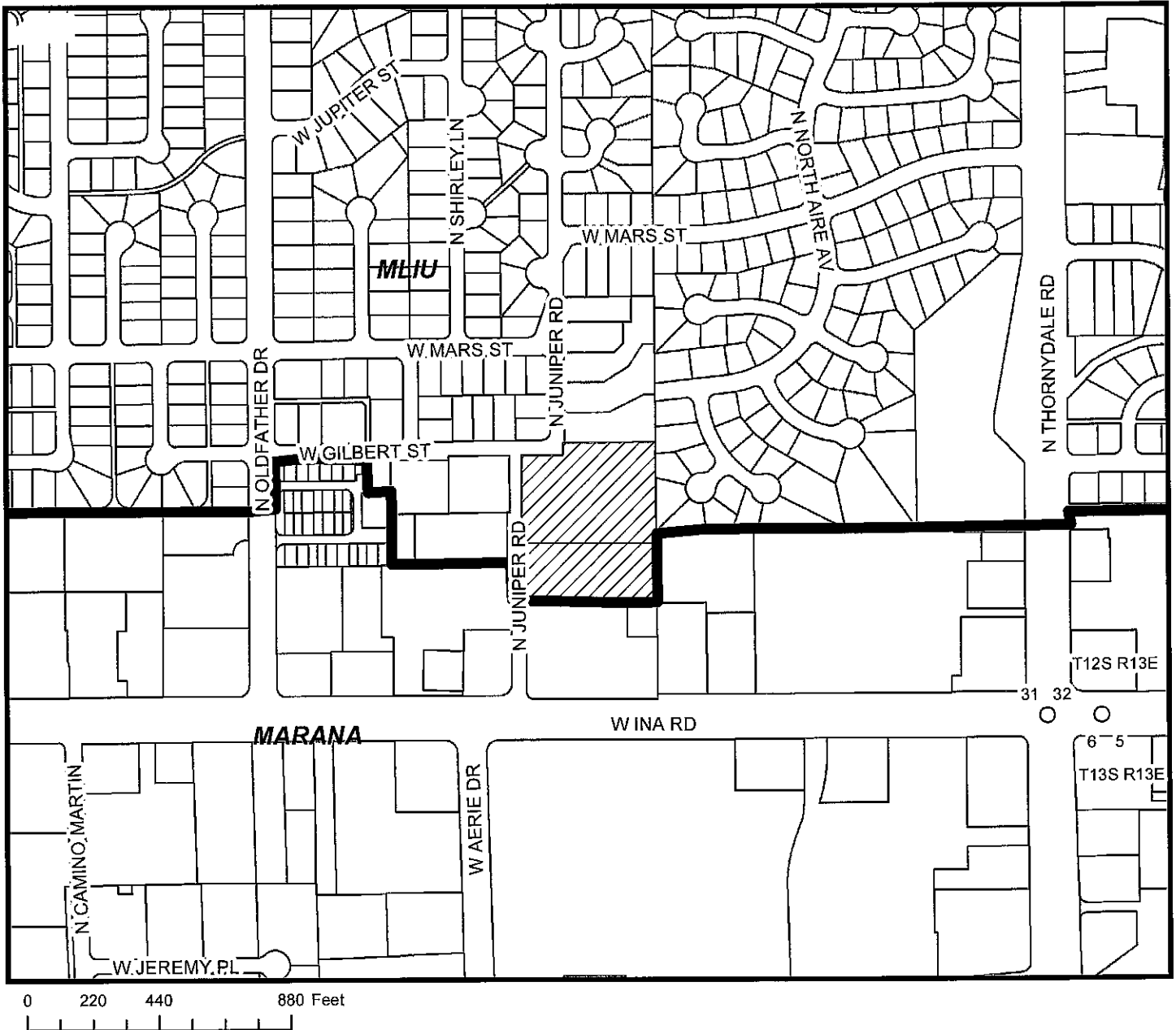
Objective: To designate areas for a mix of medium density single-family and lower density attached dwelling units; to provide opportunities for a mix of housing types throughout the region.

- Residential Gross Density: Minimum- 2.5 RAC; Maximum- 5 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- 2.5 RAC; Maximum- 4 RAC

Case #: P20RZ00007  
Case Name: RAGE, ET AL. - N. JUNIPER ROAD REZONING  
Tax Code(s): 225-36-0250 & 225-36-0350

Comprehensive Plan Exhibit

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION



Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Map Scale: 1:6,000

Map Date: 4/22/2021 - ds



## M E M O R A N D U M

**Date:** May 24, 2021 **Job No:** RGE-01

**To:** Terri Tillman, AICP – Principal Planner

**From:** Brian Underwood – Director of Planning

**Project:** P20RZ00007 – N. Juniper Road Rezoning

This memorandum summarizes two meetings held with two separate groups of neighboring property owners on May 18, 2021. It also summarizes email and telephone correspondence with other property owners in the N Juniper Road Rezoning vicinity. In total, we have heard from 29 property owners who own 25 different properties in the area. As shown in the attached map, the properties of everyone we met or corresponded with are numbered from 1 to 25.

Property Owner 1 had questions about views and the proximity of this proposal to his property. We discussed that the land adjacent to #1 in the attached map is owned by someone else and is not associated with this project. The proposed homes are not visible from this location.

I met with Property Owners 2-5 on May 18, 2021 at 3:00 PM. They asked if we could add a condition prohibiting apartments and duplexes. We agreed and informed Pima County DSD we would like to add a rezoning condition to that effect. They also asked about any future repaving plans for the roads in the vicinity. This inquiry was passed on to Pima County DSD to request an answer from Pima County DOT. Unrelated to this project, they asked who to contact regarding Topgolf's bright lights remaining on overnight without any dimming after the close of business.

Property Owner 6 owns the adjacent Harbor Freight property and was concerned about residential property closer to their retail building on the side where they have a loading zone and dumpsters. I explained that noise from loading and trash pickup isn't something new homebuyers could protest since it would be considered "coming to the nuisance" in planning and real estate law. I also explained that we want the commercial businesses nearby to be an amenity for future residents rather than a nuisance, so we are willing to mandatorily disclose to future buyers that they are purchasing a home next to commercial development and adjacent to a commercial loading zone and trash service.

Property Owner 7 supports the rezoning request and offered the following:

*"We own the vacant gas station still under lease on the NWC of Oldfather & Ina. We are barely in your 1,000-foot radius. Wanted you to know that we are supportive of your project. From our perspective as the owner of a retail property on Ina, the more roof tops, the more customers for our tenant."*

Property Owner 8 is being purchased by two out of five beneficiaries of a trust. One beneficiary attended the May 18, 2021 meeting and inquired about the public sewer proximity and potential for connecting to gravity sewer. He mentioned he was generally in favor of the project but wouldn't mind if there were a few less homes. We agreed that an increase in the base value of property in the area is anticipated as a result of this development but that existing homes in the area would not be compared to the proposed homes when their value is assessed. Property values were also discussed with another beneficiary who will not be purchasing the home from their other siblings.

Property Owner 9 requested a copy of the Preliminary Development Plan (PDP) after a telephone conversation and did not have anything further to say after receiving the PDP.

Property Owner 10 left a voicemail stating he had questions but did not respond to two separate calls and voicemails. After evaluating Pima County Assessor's records, this property and the vacant land around it may have been recently sold for the development of the long-ago platted Oldfather Townhomes (31 townhomes less than 450' west of this project).

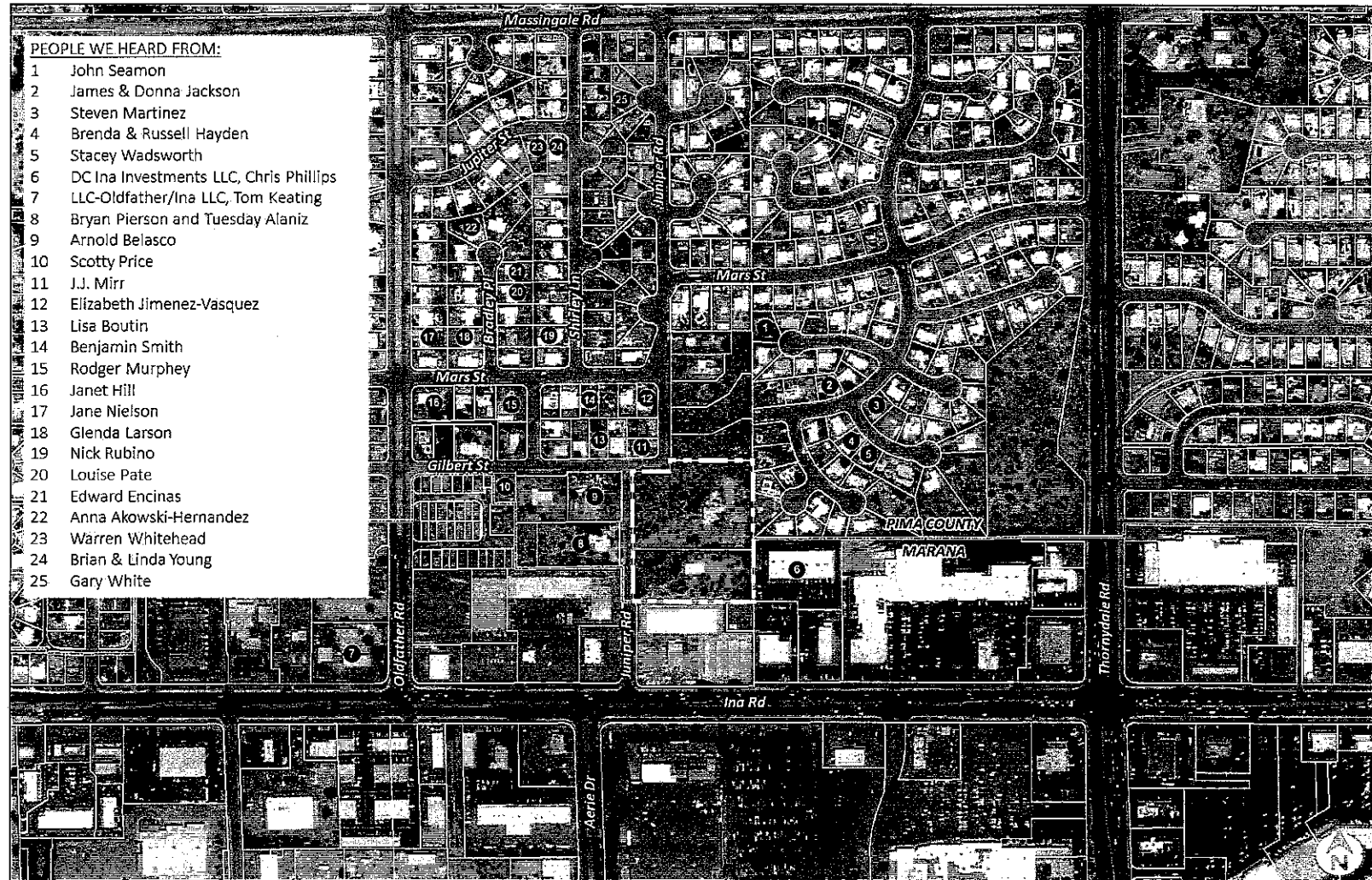
I met with Property Owners 11-25 on May 18, 2021 at 5:30 PM. Their main concerns were:

- Density
- Traffic
- Views
- Noise
- Lack of sidewalks on Juniper Road (attendees asked if sidewalk could be installed along Juniper Road, which currently does not have any sidewalks. We asked Pima County DSD if this is something that could be required along the project's Juniper Road frontage along with curb and gutter per the results of the traffic memo required in transportation condition 2C).
- Loss of Quality of Life

**Attachments:**

1. Map of People We Heard From
2. Initial Letter to Neighbors
3. May 18, 2021 Meeting Sign-in Sheet
4. Mailing Labels

Attachment 1: Map of People We Heard From



## Attachment 2: Initial Letter to Neighbors

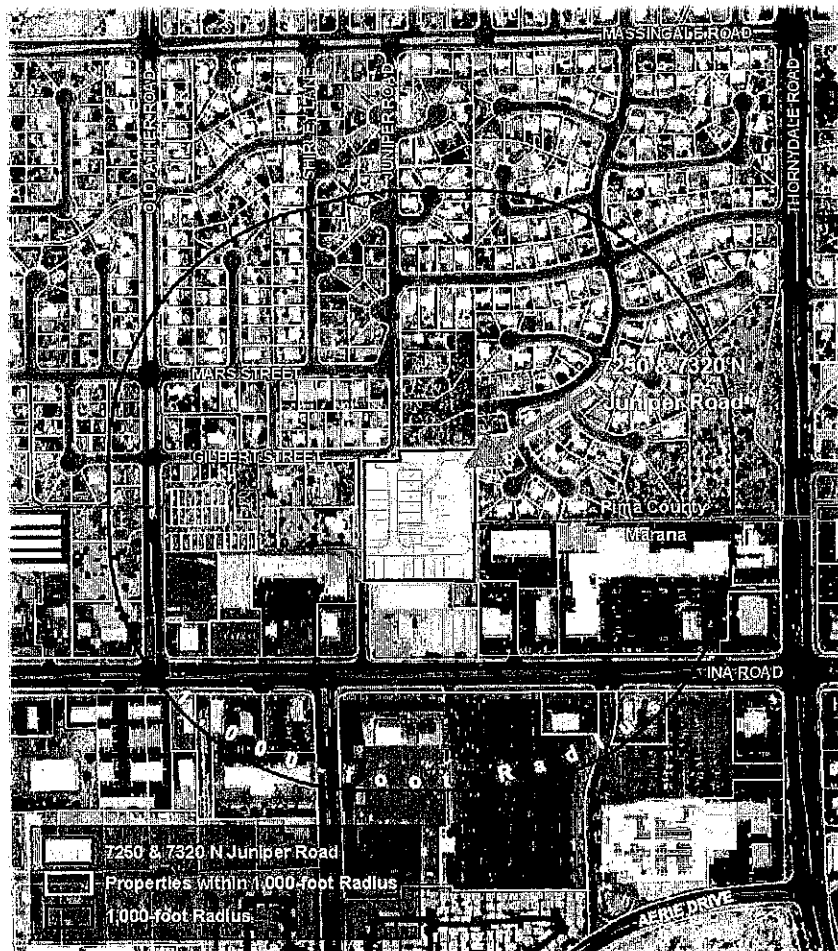


September 9, 2020

Greetings:

We are sending this letter to you as a neighbor within 1,000 feet (as outlined in yellow on the map) of 7250 & 7320 N Juniper Road. Your neighbors, the Rage's, are interested in keeping their home at 7320 N Juniper and redeveloping the remainder of their 5.37 acres into an infill community of 23 new homes as a long-term investment for their family. Their existing home at 7250 N Juniper Road would be taken down and the new homes would be built to the south and west of the home that will remain.

For redevelopment proposals such as this, *Pima Prospers*, Pima County's Comprehensive Plan, calls for a minimum of 13 and a maximum of 26 homes to provide opportunities for a mix of housing types throughout the region, and to encourage housing in areas already served by police, fire, schools, existing roads, and utilities. The first step in the redevelopment process is to establish proper zoning on the property to allow the Rage's to proceed with their vision. Therefore, although they have no immediate plans to redevelop, they do want to plan for the future, and will be asking for CR-4 (Mixed-Dwelling Type) zoning for the property.



**SEE REVERSE SIDE**

2 E. Congress Rd. 600 Tucson, AZ 85701  
 o 520.623.6146  
 f 520.622.1950  
 w [thepanningcenter.com](http://thepanningcenter.com)



September 9, 2020

Page 2

RGE-01

Given social distancing guidelines and restrictions on public gatherings, we are planning a virtual public participation process, so that neighboring property owners are informed and have the opportunity to ask questions and share their opinions. Working with you, our neighbor, and the community at large, is an important part of redeveloping this property successfully and ensuring that the proposed homes fit well within the community, especially considering their adjacency to two different neighborhoods and major commercial centers. Therefore, if you have questions, comments, or would like to express your support for this proposal, please let us know by reaching out to me via the contact information provided below.

Thank you for your time. We look forward to hearing from you.

Very Respectfully,

THE PLANNING CENTER



Brian Underwood  
Director of Planning  
(520) 209-2628  
[bunderwood@azplanningcenter.com](mailto:bunderwood@azplanningcenter.com)



## Attachment 3: May 18, 2021 Meeting Sign-in Sheet

DATE: 5/18/2021 NW#: 1230 INITIAL MEETING: ☒ YES ☐ NO

AREA LEADER NAME, ADDRESS, AND EMAIL: Louise Pate; 7426 N. Bradley Pl, 85741; loppate@gmail.com

Please **PRINT** legibly and use **LEGAL** names only (NO NICKNAMES OR ALIASES). One person per household.

NAME	Email ADDRESS	TELEPHONE
1. NICK RUBINO		
2. L. J. MARR	7251 H. d. d. d.	744-3105
3. Brian Underwood	bunderwood@planningenter.com	725-802-8861
4. Angela Hernandez	AJSEITEHANE@gmail.com	481-0067
5. Warren Whitehead	Warrenwhitehead2@gmail.com	520-867-0790
6. Lisa BOUTIN	4080 W. Gilbert AUNT GABRIELLE@COMCAST.NET	520-907-1625
7. Elizabeth Jimenez Vazquez	4061 W. Mars St. m.e.vazquez@comcast.net	520-870-6924
8. Gary Nielsen	7410 N. Oldfather	282-9472
9. Glenda Larnan	7459 W. BRADLEY RD	520-579-8670
10. Eddie Enomaz	7434 N BRADLEY PL	520-901-9131
11. Janet Hill	janethill02@msn.com	520-870-9413
12. Benjamin Smith	willbilly.smith@msn.com	520-471-1903
13. GARY WHITE	gary@AZNEedcarehelpers.com	520-605-4712
14. Bryan Pearson	piersonbe@comcast.net	520-370-0557
15. Brian & Linda Young	younglola@comcast.net	520-235-3511
16.		
17.		
18.		
19.		
20.		
21.		

PLEASE USE OTHER SIDE FOR ADDITIONAL NAMES.

RETURN TO: Sheriff's Auxiliary Volunteers, 1650 E Benson Hwy, Tucson, AZ 85714. Attn: NW  
PLEASE KEEP A COPY FOR YOUR RECORDS

OVER  
✓

**Attachment 4: Mailing Labels**

7229 THORNYDALE LLC  
7229 N THORNYDALE RD STE 117  
TUCSON, AZ 85741-2086

ACUNA ROBERT S  
7301 N OLDFATHER DR  
TUCSON, AZ 85741-1629

AGUIRREBARRENA MARISELA & CESAR  
CP/RS  
8204 N EQUATOR LOOP  
TUCSON, AZ 85741-4069

ALLEN GARTH  
4100 W MARS ST  
TUCSON, AZ 85741-1645

ALTO LOUIS JR & CYNTHIA A CP/RS  
7471 N JUNIPER RD  
TUCSON, AZ 85741-1961

ANDERSON CODY  
4121 W MARS ST  
TUCSON, AZ 85741-1646

ARDNT NORMAN M & DINA T JT/RS  
7418 N OLDFATHER DR  
TUCSON, AZ 85741-1626

BAKER WENDI C  
3900 W WILD HORSE PL  
TUCSON, AZ 85741-1905

BASS-CASTILLO ALICIA M & CASTILLO  
DANIEL R CP/RS  
7331 N IRON BELL PL  
TUCSON, AZ 85741-1966

BELASCO-SHANER FAMILY LIVING TR ATTN:  
ARNOLD E BELASCO & WADA LEE SHANER  
7325 N JUNIPER RD  
TUCSON, AZ 85741-1653

BERGER STEVE & CYNTHIA A JT/RS  
4131 W MARS ST  
TUCSON, AZ 85741-1644

BERTRON ALAN S & BISCOGLIO-BERTRON  
LORI  
3981 W MARS ST  
TUCSON, AZ 85741-1953

BOLYARD EDWARD R & LINDA R JT/RS  
4030 W MARS ST  
TUCSON, AZ 85741-1648

BOOTH BRADLEY JAMES  
7320 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1910

BOUTIN LISA  
4080 W GILBERT ST  
TUCSON, AZ 85741-1678

BOYER SHERRI  
7353 N SHIRLEY LN  
TUCSON, AZ 85741-1607

BRANAM RONALD D & LANA J CP/RS  
3972 W WILD HORSE PL  
TUCSON, AZ 85741-1905

BROWN SEAN P  
5675 N CAMINO ESPLENDORA APT 1200  
TUCSON, AZ 85718-4581

BUSTIN LISA M  
3881 W WILD HORSE PL  
TUCSON, AZ 85741-1906

CALLAHAN LARAINE ANN  
7311 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1909

CANTRELL SUSAN  
4090 W GILBERT ST  
TUCSON, AZ 85741-1678

CHACON SAMUEL G  
3934 W MARS ST  
TUCSON, AZ 85741-1954

CHAPMAN BRETT C & ELSA K CP/RS  
3949 W MARS ST  
TUCSON, AZ 85741-1953

CITY OF TUCSON REAL ESTATE DIVISION  
ATTN: PROPERTY MANAGEMENT  
PO BOX 27210  
TUCSON, AZ 85726-7210

COAKLEY RONALD D  
3991 W WILD HORSE PL  
TUCSON, AZ 85741-1904

COLLINS GARY EDWARD SINGER  
7410 N BRADLEY PL  
TUCSON, AZ 85741-1903

CONTRERAS CARLOS F  
3960 W SUNNY HILLS PL  
TUCSON, AZ 85741-1912

COOPER JAMIE L & HESIER JULIETTE L  
CP/RS  
4101 W MARS ST  
TUCSON, AZ 85741-1646

CORDELL REBECCA J  
7400 N GILBERT PL  
TUCSON, AZ 85741-0000

COX SHANNON J  
4111 W MARS ST  
TUCSON, AZ 85741-1646

COX SHANNON J  
4111 W MARS ST  
TUCSON, AZ 85741-1646

CUMMINGS MICHAEL S & TERRE M JT/RS  
3990 W NORTH AIRE AVE  
TUCSON, AZ 85741-0000

D C INA ROAD LLC  
PO BOX 13134  
TUCSON, AZ 85732-3134

DAVILA REGINALDO F & MARIA CP/RS  
7416 N SHIRLEY LN  
TUCSON, AZ 85741-1920

DAVIS AARON B & DAWN M CP/RS  
7310 N IRON BELL PL  
TUCSON, AZ 85741-1967

DAVIS DERINA & ANDREW S CP/RS  
3950 W MARS ST  
TUCSON, AZ 85741-1954

DEFILIPPIS PAULO  
ATTN: COURTY CHARLES A & MONA L  
6464 N VENTANA CANYON DR  
TUCSON, AZ 85750-0928

DIXON JAMES IVY III  
7329 N IRON BELL PL  
TUCSON, AZ 85741-1966

DODD NICOLE J & AARON M CP/RS  
3911 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

DONOHUE THOMAS A & TANYA N CP/RS  
23405 192ND AVE SE  
RENTON WA 98058-0477

DOSHAY DAVID GARRETT & GARRETT  
SUSAN AVIVA DOSHAY TR  
15555 BOHLMAN RD  
SARATOGA CA 95070-6360

DU CHAINE MATTHEW J & KASEY N CP/RS  
7408 N SHIRLEY LN  
TUCSON, AZ 85741-1920

DURFEE RANDY G  
2909 N EL BURRITO AVE  
TUCSON, AZ 85705-4003

DURFEY MIKAELA L  
4150 W MARS ST  
TUCSON, AZ 85741-1645

EISEN SUSAN  
3860 W WILD HORSE PL  
TUCSON, AZ 85741-0000

EL CAMPO PROPERTY RENTALS LLP  
3661 N CAMPBELL AVE PMB 210  
TUCSON, AZ 85719-1527

ELLIS STEPHEN L & TREPANITIS SU LIN JT/RS  
7340 N SUNNY RIDGE PL  
TUCSON, AZ 85741-0000

EMBASSY PLAZA LLC  
3002 N CAMPBELL AVE STE 200  
TUCSON, AZ 85719-2975

ENCINAS EDWARD B & TERRI L CP/RS  
7434 N BRADLEY PL  
TUCSON, AZ 85741-1903

ENCINAS JOSEPH V  
7330 N IRON BELL PL  
TUCSON, AZ 85741-0000

ESSON DHAVYD & GODINEZ ANGELICA  
CP/RS  
7400 N JUNIPER RD  
TUCSON, AZ 85741-1962

FERNANDEZ CELENA & SMITH BENJAMIN  
GREGORY JT/RS  
4091 W MARS ST  
TUCSON, AZ 85741-3935

FESTIAN C LARRY & JANIS T JT/RS  
4141 W GILBERT ST  
TUCSON, AZ 85741-1602

FLORA JILL E  
7511 N JUNIPER RD  
TUCSON, AZ 85741-1959

FLOYD CARNEY TERILYN M  
7327 N IRON BELL PL  
TUCSON, AZ 85741-1966

FULTZ GLENN D JR & LACEY S CP/RS  
4090 W MARS ST  
TUCSON, AZ 85741-1680

GIBSON ERIK  
3901 W WILD HORSE PL  
TUCSON, AZ 85741-1904

GIFFORD STEVEN  
7442 N BRADLEY PL  
TUCSON, AZ 85741-1903

GODINEZ FAMILY-REVOC LIFETIME TR  
ATTN: AGAPITO M & MARTINA GODINEZ TR  
4361 W SUMMIT RANCH PL  
MARANA, AZ 85658-4909

GORDON MICHAEL O & KIM L CP/RS  
3920 W SUNNY HILLS PL  
TUCSON, AZ 85741-0000

GORDON MICHAEL O & KIM L CP/RS  
3920 W SUNNY HILLS PL  
TUCSON, AZ 85741-0000

GORTER VERNON  
3961 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

GOVOSTIS STEVEN J  
3901 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

GRAE ALEXIS  
7311 N OLDFATHER DR  
TUCSON, AZ 85741-1629

GRAVES SHANNON K  
3897 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-0000

HALLE PROPERTIES LLC  
20225 N SCOTTSDALE RD  
SCOTTSDALE, AZ 85255-6456

HARMON TIMOTHY  
4081 W MARS ST  
TUCSON, AZ 85741-3935

HARRISON ANGELA CRISTINA  
7425 N SHIRLEY LN  
TUCSON, AZ 85741-1919

HARTMAN LIVING TR ATTN: DONALD  
HARTMAN & SUSAN HARTMAN TR  
7441 N SHIRLEY LN  
TUCSON, AZ 85741-1919

HAYDEN RUSSELL E & BRENDA A JT/RS  
7351 N SUNNY RIDGE PL  
TUCSON, AZ 85741-0000

HENNING MARCUS  
7340 N IRON BELL PL  
TUCSON, AZ 85741-1967

HERNANDEZ ANNA L  
7449 N BRADLEY PL  
TUCSON, AZ 85741-1902

HERNANDEZ NORA E  
9829 N NIOBRARA WAY  
TUCSON, AZ 85742-8636

HIGUERA RAMIRO N & ROSA MARIA JT/RS  
3898 W MARS ST  
TUCSON, AZ 85741-1956

HILL JANET RESERVING LIFE EST FOR DON C  
HILL  
4141 W MARS ST  
TUCSON, AZ 85741-1644

HOLDEN FAMILY TR N: ROBERT J &  
PATRICIA A HOLDEN TR  
174 COTTONPATCH WAY  
EL CAJON, CA 92020-2912

HOLDEN MADELINE M  
9860 ANDORA AVE  
CHATSWORTH, CA 91311-2640

HUBBARD ANDREW TIMOTHY & KELLY  
REBECCA CP/RS  
7425 N NORTH AIRE AVE  
TUCSON, AZ 85741-1934

HUTCHINSON FAMILY TR ATTN: HAROLD E  
HUTCHINSON & ELLA M HUTCHINSON TR  
210 E DOROTHY LN  
TUCSON, AZ 85705-1728

I T INVESTMENTS ONE LLC ATTN: SEARS  
FINANCIAL CORP  
6340 N CAMPBELL AVE STE 278  
TUCSON, AZ 85718-3181

INA & OLDFATHER LLC 30.249% &  
NANBARRY INVESTMENTS PROFIT SHAR  
PLAN LLC 69.751%  
PO BOX 31058  
TUCSON, AZ 85751-1058

INA BREAKFAST CLUB 1 LLC  
4131 W INA RD  
TUCSON, AZ 85741-2202

INA OVERLOOK PARTNERS LLC  
1795 E SKYLINE DR STE 193  
TUCSON, AZ 85718-8104

JACKSON JAMES N & DONNA J JT/RS  
3936 W NORTH AIRE AVE  
TUCSON, AZ 85741-0000

JACOBS JOY ANTHONY & JACOBS ALEXIS  
ANN JT/RS  
3921 W SUNNY HILLS PL  
TUCSON, AZ 85741-0000

JAMES FAMILY LIVING TR ATTN: TOMMY G  
& SHARON V JAMES TR  
589 THREE QUARTER CREEK RD  
BURNSVILLE, NC 28714-7770

JANZEN JENNIFER J & HASKELL JEFFREY B  
JT/RS  
4033 W ISIS DR  
TUCSON, AZ 85741-1921

KELSON JENNIFER & KELSON HUNTER JT/RS  
3933 W MARS ST  
TUCSON, AZ 85741-1953

KRAUSS & DUNHAM FAMILY REVOC TR  
3966 W MARS ST  
TUCSON, AZ 85741-1954

KRZYSIK JANELLE & MICHAEL CP/RS  
3899 W MARS ST  
TUCSON, AZ 85741-1955

KRZYSIK JANELLE & MICHAEL CP/RS  
3899 W MARS ST  
TUCSON, AZ 85741-1955

LANNING RONALD MILTON  
7417 N BRADLEY PL  
TUCSON, AZ 85741-1902

LARSON GLENDA F  
7409 N BRADLEY PL  
TUCSON, AZ 85741-1902

LASKY CHRISTINE K  
7426 N OLDFATHER DR  
TUCSON, AZ 85741-1626

LEON KRYSTAL  
7342 N OLDFATHER DR  
TUCSON, AZ 85741-1628

LEWIS DEANNA & NORMAN CP/RS  
7321 N IRON BELL PL  
TUCSON, AZ 85741-1966

LIPKE LAURA  
7323 N IRON BELL PL  
TUCSON, AZ 85741-1966

LLC-OLDFATHER/INA LLC ATTN:  
CHEVRON/STAUBACH CO  
3610 N PRINCE VILLAGE PL  
TUCSON, AZ 85719-2057

LUINSKI HENERY J & DARLENE A TR  
3885 W MARS ST  
TUCSON, AZ 85741-1955

LUJAN CHRISTOPHER A  
3965 W MARS ST  
TUCSON, AZ 85741-1953

MAGALLON ALEJANDRO & ANAVEL CP/RS  
7431 N JUNIPER RD  
TUCSON, AZ 85741-1961

MAPES FAMILY TR  
ATTN: KATHLEEN MAPES TR  
7741 N EUNICE ST  
TUCSON, AZ 85741-1403

MARTIN KENNETH L TR  
3918 W NORTH AIRE AVE  
TUCSON, AZ 85741-0000

MARTINEZ STEVEN P & LUCERO MELISSA R  
JT/RS  
7360 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1910

MASCARELLA MARGARET A  
ATTN: MIKE MC FADDEN  
3070 W ALASKA ST  
TUCSON, AZ 85746-2106

MASCARENAS JASMINE N & KATE A CP/RS  
7325 N IRON BELL PL  
TUCSON, AZ 85741-1966

MASHBURN JOEY D & BETH A CP/RS  
3891 W WILD HORSE PL  
TUCSON, AZ 85741-1906

MAXWELL GABRIEL  
7480 N NORTH AIRE AVE  
TUCSON, AZ 85741-0000

MAYER BRUCE A  
4011 W MARS ST  
TUCSON, AZ 85741-1647

MEINKE NEAL & CRISTA M CP/RS  
3861 W WILD HORSE PL  
TUCSON, AZ 85741-1906

MERAZ JESSIE  
7330 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1910

MIRR JERRY J & WANDA L JT/RS  
7351 N JUNIPER RD  
TUCSON, AZ 85741-0000

MITCHELL ERIKA M  
7418 N BRADLEY PL  
TUCSON, AZ 85741-1903

MOLINAR DANIEL & ANNETTE CP/RS  
4124 W GILBERT ST  
TUCSON, AZ 85741-1601

MONEY GLENDA J  
4041 W ISIS DR  
TUCSON, AZ 85741-1921

MONREAL JOHN H & MARIA J ATTN: GMAC  
MTG CORP OF PA TAX DEPT 100 WITMAR  
RD  
PO BOX 963  
HORSHAM, PA 19044-2251

MONTGOMERY STEPHEN M & DELMA A  
CP/RS  
3890 W WILD HORSE PL  
TUCSON, AZ 85741-0000

MORA ROBERT T & JANIS Y JT/RS  
3881 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-1907

MOTES JUDY  
PO BOX 456  
CENTRAL, AZ 85531-0456

MULLENEAUX ANDREW JOHN & NANCY  
LOUISE JT/RS  
4201 W MARS ST  
TUCSON, AZ 85741-3900

MULLENEAUX ANDREW JOHN & NANCY  
LOUISE JT/RS  
4201 W MARS ST  
TUCSON, AZ 85741-3900

MUNYON KAREN M  
7341 N OLDFATHER DR  
TUCSON, AZ 85741-0000

MURILLO JERRY SR & LUZ N JT/RS  
7341 N IRON BELL PL  
TUCSON, AZ 85741-0000

MURPHEY RODGER DALE REVOC TR  
ATTN: RODGER D MURPHEY  
7373 N SHIRLEY LN  
TUCSON, AZ 85741-1607

NAY RI & CHARLENE JT/RS  
4021 W ISIS DR  
TUCSON, AZ 85741-0000

NELSON MICHAEL & NELSON ANGELA &  
IPPOLITO JUDITH  
3865 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-1907

NIELSEN JANE MARIE  
7410 N OLDFATHER DR  
TUCSON, AZ 85741-1626

NOLDE JENNIFER D  
7424 N SHIRLEY LN  
TUCSON, AZ 85741-1920

NUNEZ KARINA LAURA & AVALOS  
JONATHAN W CP/RS  
3871 W WILD HORSE PL  
TUCSON, AZ 85741-1906

OLDFATHER 7277 LLC  
1451 ROCKVILLE PIKE STE 400  
ROCKVILLE, MD 20852-1498

OLIVAS ELIAS D & JOSEFA A CP/RS  
3931 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

OP PLAZA GROUP LLC  
PO BOX 30661  
TUCSON, AZ 85751-0661

ORR DELTON EDWARD & JACQUELINE  
LIVING TR  
7434 N OLDFATHER DR  
TUCSON, AZ 85741-1626

ORTIZ FRANCISCO J & OLGA L JT/RS  
3864 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-0000

OTERO PORFIRIO R & VELIA D JT/RS  
3917 W MARS ST  
TUCSON, AZ 85741-1953

PARKER KENNETH & BERNIE FAMILY TR  
ATTN: BERNIE PARKER SUCCESSOR TR  
4063 W PLANTATION ST  
TUCSON, AZ 85741-1051

PATE LOUISE TR  
7426 N BRADLEY PL  
TUCSON, AZ 85741-0000

PEARSON NANCY L & PEARSON BRITTANY  
JT/RS  
4070 W GILBERT ST  
TUCSON, AZ 85741-1678

PHILLIPS JOHN J & LINDA S JT/RS  
7331 N OLDFATHER DR  
TUCSON, AZ 85741-0000

PHILLIPS WILLIAM L & TERI L CP/RS  
101 E FOUR HORSES PL  
ORO VALLEY, AZ 85704-7210

PIERSON FAMILY LIVING TR ATTN: DONALD  
E & GERALDINE M PIERSON TR  
7305 N JUNIPER RD  
TUCSON, AZ 85741-1653

PLANK ANGELA M & JODY C  
3849 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-1907

PONCE CRISTOBAL J & EVELYN M JT/RS  
7461 N JUNIPER RD  
TUCSON, AZ 85741-0000

PRICE FAMILY LIVING TR ATTN: EDWARD S  
& SUZANNAH D PRICE TR  
2240 W KENDRA PL  
TUCSON, AZ 85741-3108

PUENTE GENISSA  
7481 N JUNIPER RD  
TUCSON, AZ 85741-1961

RAGE GERALD G & RAGE GERALD MICHAEL  
& SUSAN RENAE JT/RS  
7320 N JUNIPER RD  
TUCSON, AZ 85741-1654

RAGE GERALD G REVOC LIVING TR  
4980 N CAMINO ESPLENDORA  
TUCSON, AZ 85718-6223

RAMIREZ SAMPSON ULYSSES & MINETTE  
MUZETTE CP/RS  
7457 N SHIRLEY LN  
TUCSON, AZ 85741-1919

REALTY INCOME PROPERTIES 18 LLC  
ATTN: PORTFOLIO MANAGEMENT # 4786  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130-2593

REED RONALD G & LILA L CP/RS  
7361 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1909

REED RONALD G & LILA L CP/RS  
7361 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1909

REIMER DAVID E & MARY ANNE CP/RS  
3997 W MARS ST  
TUCSON, AZ 85741-1953

REINIG JAMES L & FRANZ LISA G CP/RS  
7433 N BRADLEY PL  
TUCSON, AZ 85741-1902

RENOVA VENTURES LLC  
ATTN: ABHAY SANAN  
2192 E SENTRY RIDGE CT  
TUCSON, AZ 85718-7861

RIVENBARK PAUL  
7321 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1909

RM SUN HOLDINGS LLC  
PO BOX 8676  
CATALINA, AZ 85738-0676

ROBELLO CYNTHIA D  
4041 W MARS ST  
TUCSON, AZ 85741-1647

ROBEY DELMA L & ROBERT LEE JR JT/RS  
7410 N GILBERT PL  
TUCSON, AZ 85741-0000

ROBINSON FORREST & MICHELLE FAMILY  
REVOC TR  
7605 W SUGAR RANCH RD  
TUCSON, AZ 85743-1454

ROGERS ROBERT D & ELLEN L LIVING TR  
7438 N SHIRLEY LN  
TUCSON, AZ 85741-1920

ROHNS BARBARA T RESTATEMENT TR  
4040 W MARS ST  
TUCSON, AZ 85741-1648

RONEY BUFFY LYN  
5221 BENTPINE COVE RD  
JACKSONVILLE, FL 32224-0892

RUBCIC JEFFREY & JAMIE CP/RS  
4010 W MARS ST  
TUCSON, AZ 85741-1648

RUBINO VITO N  
7409 N SHIRLEY LN  
TUCSON, AZ 85741-1919

SANSONE GEORGE EDWARD & BETTY SUE  
CP/RS  
3936 W WILD HORSE PL  
TUCSON, AZ 85741-0000

SARASNICK CORY J & VINDAS BONNY JT/RS  
4221 W GILBERT CIR  
TUCSON, AZ 85741-0000

SARGENT RUSSELL J  
7401 N BRADLEY PL  
TUCSON, AZ 85741-1902

SARKHOSH MEHDI  
3982 W MARS ST  
TUCSON, AZ 85741-1954

SCHMUCKER PETER G & SHARON KAY JT/RS  
3901 W MARS ST  
TUCSON, AZ 85741-1953

SCHROEDER BARBARA JEANNE  
7351 N IRON BELL PL  
TUCSON, AZ 85741-1966

SCHUMANN LAURA M & MATHIAS J CP/RS  
7902 N ROUNDSTONE DR  
TUCSON, AZ 85741-3933

SEAMON JOHN  
3990 W WILD HORSE PL  
TUCSON, AZ 85741-1905

SEARS FINANCIAL INVESTMENTS  
ATTN: PROP TAX DEPT  
5200 BUFFINGTON RD  
ATLANTA, GA 30349-2945

SHALOM PROPERTIES LLC  
PO BOX 30817  
TUCSON, AZ 85751-0817

SHELTON DARRYL R & THERESA M JT/RS  
7441 N JUNIPER RD  
TUCSON, AZ 85741-1961

SHELTON WELDON L & DIANNA L CP/RS  
7360 N SHIRLEY LN  
TUCSON, AZ 85741-1608

SHIH TIMOTHY & CINDY REVOC TR  
4661 N PASEO DE LOS CERRITOS  
TUCSON, AZ 85745-9552

SHULT JONATHAN & MONICA CP/RS  
7433 N SHIRLEY LN  
TUCSON, AZ 85741-1919

SIEMIONKO LUCYNA BEATA & GRZEGORZ L  
CP/RS  
3880 W SUNNY SHADOWS PL  
TUCSON, AZ 85741-1908

SILVA SANDRO P  
7351 N OLDFATHER DR  
TUCSON, AZ 85741-1627



SILVA SANDRO P  
7351 N OLDFATHER DR  
TUCSON, AZ 85741-1627

SIMPKINS SANDRA  
7436 N SHIRLEY LN  
TUCSON, AZ 85741-1920

SLYTER FAMILY REVOC LIFETIME TR  
ATTN: RONALD A & MARY C SLYTER TR  
3902 W MAR5 ST  
TUCSON, AZ 85741-1954

SMITH MARK & LISA CP/RS  
7491 N JUNIPER RD  
TUCSON, AZ 85741-1961

SMITH MELINDA A  
3941 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

SMITH WILLIAM R  
4037 W ISIS DR  
TUCSON, AZ 85741-1921

STAR HOMES LLC  
PO BOX 90234  
TUCSON, AZ 85752-0234

SUN CREEK LLC  
4456 S DYSART RD  
AVONDALE, AZ 85323-9746

SWAN DIANE F  
3937 W WILD HORSE PL  
TUCSON, AZ 85741-0000

TANTLINGER WILLIAM A  
7451 N JUNIPER RD  
TUCSON, AZ 85741-0000

TARGET CORP T-0854 FKA DAYTON HUDSON  
CORP ATTN: PROPERTY TAX DEPT/TPN 0950  
PO BOX 9456  
MINNEAPOLIS, MN 55440-9456

THOMPSON ELIJAH J  
7425 N BRADLEY PL  
TUCSON, AZ 85741-1902

TIMAN JEFFREY B & KESSLER ROBYN K &  
TIMAN MIA ALL JT/RS  
3954 W NORTH AIRE AVE  
TUCSON, AZ 85741-1926

TIN CUP PROPERTIES LLC  
6262 N CAMINO VERDE  
TUCSON, AZ 85743-9699

TITLE SECURITY AGENCY LLC TR 201920-T  
ATTN: STELLAR HOMES ARIZONA LLC  
3710 E CANTER RD  
TUCSON, AZ 85739-8370

TWEEDY TARA & TYLER CP/RS  
7441 N BRADLEY PL  
TUCSON, AZ 85741-1902

TWENTY-TWO SAC SELF-STORAGE CORP  
207 E CLARENDON AVE  
PHOENIX, AZ 85012-2072

UIHLEIN SHARON  
7506 N SHIRLEY LN  
TUCSON, AZ 85741-1917

VALENZUELA GUADALUPE L  
7301 N IRON BELL PL  
TUCSON, AZ 85741-0000

VASQUEZ MANUEL E & ELIZABETH JT/RS  
4061 W MARS ST  
TUCSON, AZ 85741-3935

VERRIER HENRY M & ELIZABETH JT/RS  
7500 N SHIRLEY LN  
TUCSON, AZ 85741-1917

VINSON TIMOTHY R  
7350 N IRON BELL PL  
TUCSON, AZ 85741-1967

VITELLO MARIANNE R  
4024 W ISIS DR  
TUCSON, AZ 85741-1921

W INA ROAD LLC  
PO BOX 731  
RANCHO SANTA FE, CA 92067-0731

WADSWORTH WILLIAM B & STACEY M  
CP/RS  
7341 N SUNNY RIDGE PL  
TUCSON, AZ 85741-1909

WALKER CAROL A REVOCABLE TR  
4100 W GILBERT ST  
TUCSON, AZ 85741-1603

WALLACE MATTHEW  
3870 W WILD HORSE PL  
TUCSON, AZ 85741-1906

WH PROPERTIES LLC  
6432 N VIA PICCOLINA  
TUCSON, AZ 85741-3111

WINTERS WILLIAM & CHRISTY CP/RS  
1022 S CAMINO DE LAS PALMAS  
TUCSON, AZ 85748-6829

WITT RONALD EDWARD & KAREN LEE  
LIVING TR  
3951 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

WITT RONALD EDWARD & KAREN LEE  
LIVING TR  
3951 W SUNNY HILLS PL  
TUCSON, AZ 85741-1911

WOLF WENDY LYNNE  
3918 W MARS  
TUCSON, AZ 85741-1954

ZABALA JOSEPH T & ROSA E CP/RS  
7442 N OLDFATHER DR  
TUCSON, AZ 85741-1626

ZURITA MARLON & REIAH CP/RS  
4029 W ISIS DR  
TUCSON, AZ 85741-0000

**From:** [noreply@server.mailjol.net](mailto:noreply@server.mailjol.net) on behalf of [allForms](#)  
**To:** [DSD Planning](#)  
**Subject:** Application For Rezoning or Specific Plan  
**Date:** Tuesday, June 23, 2020 3:54:13 PM  
**Attachments:** [11438793.zip](#)

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\*\*\*\*\*

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download: (<http://allforms.mailjol.net/file.php?id=6f6ae9da-11438793-58229909>)

#### Form Results

Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	Gerald G. Rage
Owner Address	7320 N Juniper Road
Owner City	Tucson
Owner State	AZ
Owner Zipcode	85741-1654
Owner Phone	520-396-0325
Owner_Email	gerryrage@icloud.com
Applicant Name	The Planning Center - Brian Underwood
Applicant Address	2 E Congress Street, Suite 600
Applicant City	Tucson
Applicant State	AZ
Applicant Zipcode	85701
Applicant Phone	520-209-2628
Applicant_Email	bunderwood@azplanningcenter.com
Property Address	7250 and 7320 N Juniper Road
Property Parcel Number	225-36-0250, 225-36-0350
Property Acreage	5.37
Property Present Zone	CR-1 and SR
Property Proposed Zone	CR-4
Policies	11, Tortolita / MLIU / 3.1.1.4, 3.1.2.4, 3.5.1.1, and 4.4.1.3
FTP-Link	

Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	23-Jun-2020
More Information about this submission and submitter	
Submission ID	11438793
Date & Time	23rd Jun 2020 3:53 PM
Form Location	<a href="https://web1.pima.gov/applications/rezoning/">https://web1.pima.gov/applications/rezoning/</a>
IP Address	68.14.243.58
Browser info	Mozilla/5.0 (Windows NT 10.0; WOW64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/83.0.4103.106 Safari/537.36
Predicted Country	--

June 23, 2020

Pima County  
Development Services Department, Planning Division  
201 North Stone  
Tucson, AZ 85701


Subject: **Juniper Road Rezoning (7250 & 7320 N Juniper Road)  
On Tax Parcels: 225-36-0250 and 225-36-0350**

To Whom It May Concern:

As the owner of the above-referenced tax parcels, I hereby authorize The Planning Center to act as my agent throughout the rezoning application process.

Very Truly Yours,

Rage Gerald G. & Rage Gerald Michael & Susan Renae JT/RS

By:   
Gerald G. Rage

Property Owner (Tax Parcel 225-36-0250):  
RAGE GERALD G & RAGE GERALD MICHAEL &  
SUSAN RENAE JT/RS  
7250 N JUNIPER RD  
TUCSON, AZ 85741-1654

Property Owner (Tax Parcel 225-36-0350):

  
Gerald G. Rage

Property Owner (Tax Parcel 225-36-0350):  
RAGE GERALD G & RAGE GERALD MICHAEL &  
SUSAN RENAE JT/RS  
7250 N JUNIPER RD  
TUCSON, AZ 85741-1654

**From:** Louise Pate  
**To:** DSD Planning  
**Subject:** N. Juniper Rd. Rezoning  
**Date:** Thursday, May 13, 2021 10:21:21 AM  
**Attachments:** [20210513\\_094840.jpg](#)  
[20210513\\_094812.jpg](#)

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**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

RE: CASE # P20RZ00007, RAGE et al

Pros-

Infill development is good, better than urban sprawl.  
Owner's option on his vacant land understandable, his right.  
Affordable housing is needed.

Cons-

Traffic concerns. That segment of Juniper and Gilbert Rds. is heavily used by residents in the adjoining quadrant and shoppers in the nearby thrift stores and laundromat. The roads are in bad condition and poorly aligned in a T-formation and grade that encourages downhill speeding.

Flooding. Area is prone to flooding and erosion. Paved side roads and drives exacerbate that condition. Jupiter Rd. is already narrow and in poor condition.

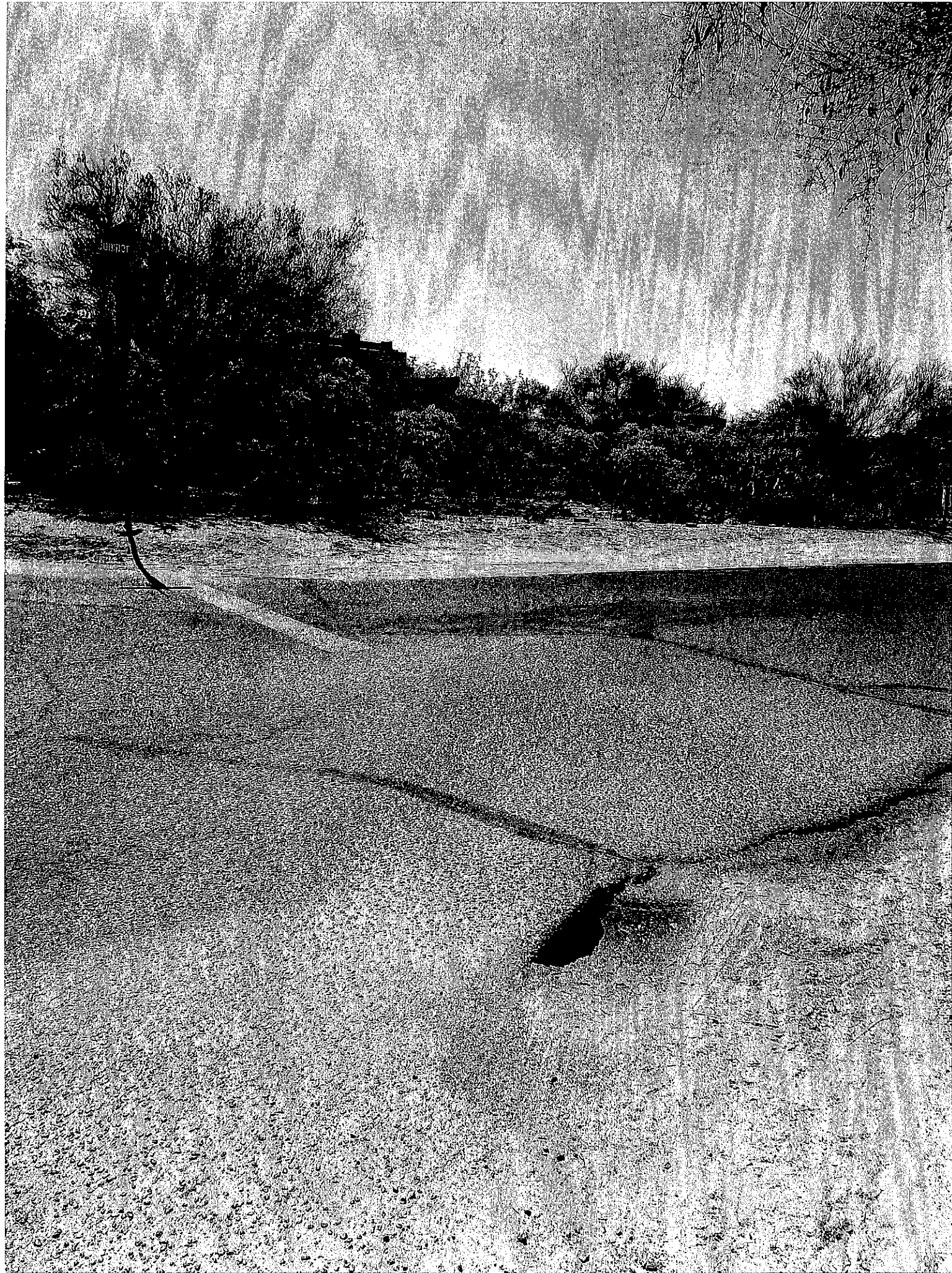
Green space and wildlife corridors. The less pavement the better for mitigating heat island effect. Too much construction will severely limit what little wildlife habitat we have left.  
And remember water overpumping.

Over development and extremely small lots not compatible with surrounding community. The proposed development area is 5.37 acres on which 23 dwellings could be built. That's at least 46 automobiles needing parking space and pavement with which to drive in and out. The alternative 13 homes sounds more reasonable. I live on a nearby cul-de-sac of 14 homes, each with ~1/3 acre lots including alleyways. Many residents have more than 2 vehicles each.

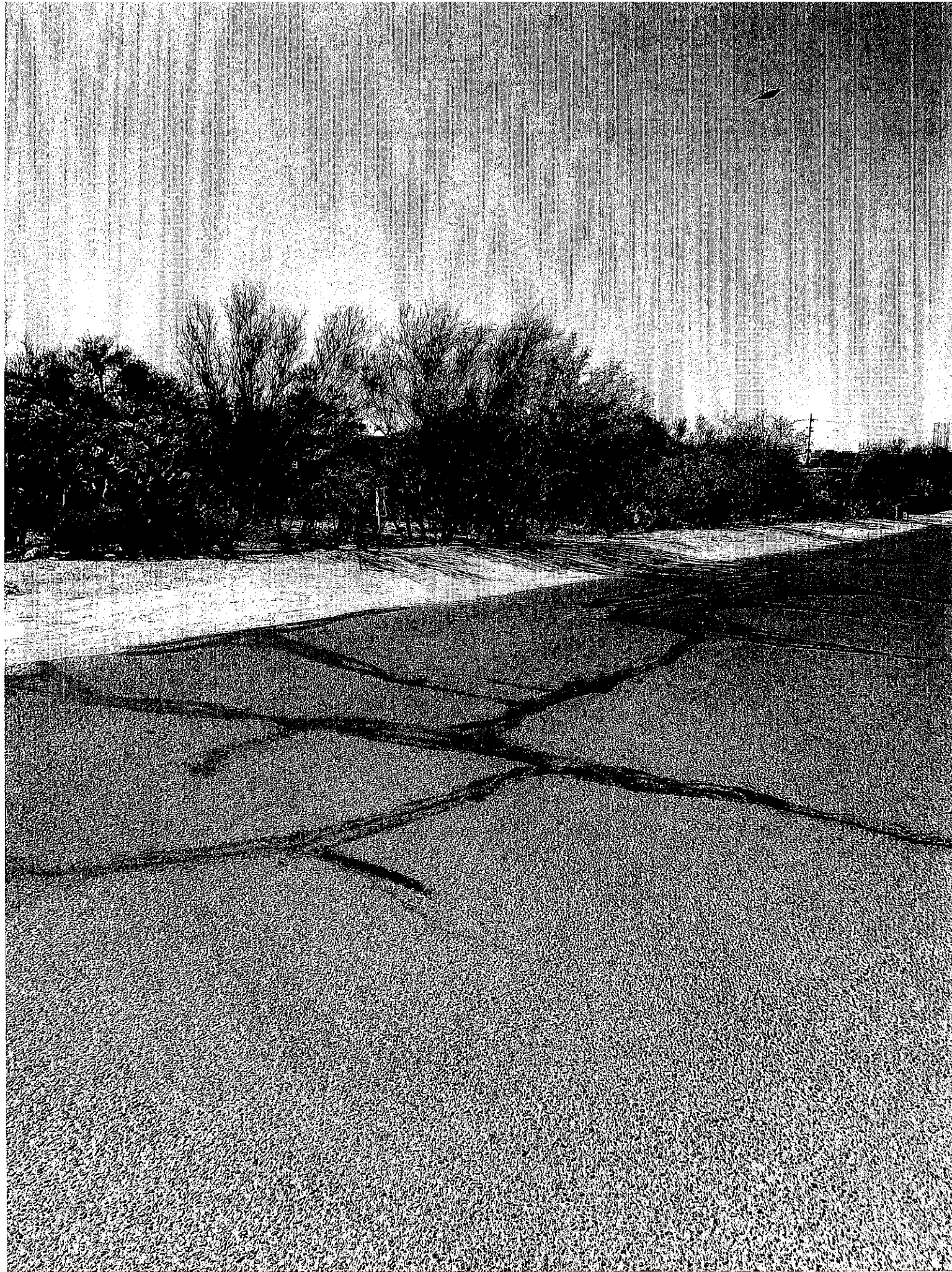
Several neighbors I know have similar concerns. My hope is that the zoning commission familiarizes itself with on-site survey to understand our concerns.

Thank you for your attention to these issues.

Louise Pate  
7426 N. Bradley Pl.  
Tucson, AZ 85741









5-10-21

To Whom It May Concern:

I am totally against this project. There will be a lot of congestion with traffic. Accidents will happen - Old Father's, Laundry store stores in the little mall, including Hairy Queen, 99d store & new coffee shop. There is a lot of traffic on that street now. I wouldn't want to live there with all that traffic.

Glenda Larson  
7409 W. Bradley Pl.

The above letter is being forwarded to you by Louise Pate, Glenda's neighbor.

It is regarding Rezoning Case # P 20 RZ 00007  
RAGE et al - N. Juniper Rd. or Ref Case # C 9-65-09  
... to be considered on May 26, 2021, 9 a.m.

5/18/21

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

To Whom It May Concern:

I or we the undersigned oppose the planned development of the above referenced parcels. We request the Pima County Planning and Zoning Commission and/or the Pima County Board of Supervisors consider the current neighbors' objections to the project, and that you adjust the rezoning to accommodate our needs and desires.

Some of our issues are as follows:

#### TRAFFIC

Juniper Road is much busier than your staff's assessment indicates. Commuters and pedestrians both use that route to access the neighborhoods to the north as well as driving or walking southward toward the Ina Road. The route is in very poor condition...narrow, rutted, eroded, and is generally traversed by vehicles driving at fast speeds. In short, the zig-zag route is dangerous and would be worsened by the supposed population of the planned development. Keep in mind the shopping center to the west adds to traffic entering and exiting onto Juniper, adding to the danger.

#### EROSION AND FLOODING

Residents here attest to the possibility of flooding on Juniper. The northern segment of Juniper, the downhill Mars Street "river" and the grade on the proposed development would work together to flood the area in spite of the planner's mitigation efforts of green space or retention basins. This eventuality would adversely affect the dwellers in the development as well as in surrounding areas.

And probably most importantly:

#### QUALITY OF LIFE

Currently most of the existing housing is zoned C-3 with single story/single family homes on spacious lots, and we believe any new area construction should be similar. Aesthetically, a high density, 2-story, crowded neighborhood would destroy the ambiance and advantages we enjoy. What views many of us have would be severely diminished. The environment would be affected: more pollution, water use, parking and noise problems, less open space for wildlife corridors, and increased temperatures due to the heat island effect of the development's sidewalks and pavement. We believe such plat density would invite more criminal activity which we currently don't have.

Other comments: *Only single story homes not to block views on streets homes, less density of homes to keep it similar to neighborhood homes.*

Signed:

Address:

Contact information:

*Jane Huber*

*7410 N. Oldfather Dr. Tucson, AZ 85741*

*2629472*

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

To Whom It May Concern:

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And probably most importantly:

#### QUALITY OF LIFE

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Other comments:

Signed:

*Maribel Gomez Vasquez*

Address:

*4061 W. Mars. Street*

Contact information:

*520-870-6924*

*m\_e\_vasquez@comcast.net*

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

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Other comments:

Signed: 

Address:

7418 N Bradley Pl, Tucson, AZ 85741

Contact information:

520-901-0582

May 20, 2021

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Other comments:

*I agree 100% w/ this*

Signed: *Brenda Hayden*

Address: *7351 N. Sunny Ridge Rd 85741*

Contact information:

*Brenda Hayden*

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

Signed: Stacy Wadsworth

Address: 1341 - N Sunny Ridge Place

Contact information: 520-339-2995  
brenta2365@gmail.com

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Other comments:

Just to be clear I think it would be detrimental to our community if the available land near us continues to get developed at this rate.

Signed: *Anna J. Kowalski-Hernandez*

Address: 7449 N. Bradley Pl. Tucson, AZ 85741

Contact information:

(520) 481-0067

*ajselitehome@gmail.com*

May 20, 2021

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Other comments:

Signed:



Address:

2441 N. JUNIPER

Contact information:

520 909 9726



May 20, 2021

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Other comments:

Signed:

Barbara Schroeder

Address:

7351 Iron Bell Place  
Tucson, AZ 85741

Contact information:

bjeanne@mac.com

May 20, 2021

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Other comments:

Signed:

Address:

Contact information:

Maul H. [Signature]  
7340 N Fremont Pl 85741  
520 704 0883

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

Signed:



Address:

3936 W NORTH AVE AVE

Contact information:

520 909 7660 / VPCHIEF@comcast.net

May 20, 2021

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Other comments:

*We were never given a chance to formally respond to this proposed rezoning by any specified date or time.*

Signed: *Terri Encinas* (Terri Encinas)

Address: *7434 N. Bradley Pl. Tucson, AZ 85741*

Contact information: *terriencinas@yahoo.com*  
*(520) 370-4614*

May 20, 2021

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Other comments:

*Opposed!! to extra traffic, unsightly aesthetics,  
Crime being brought into neighborhood, more traffic + use of baron  
corner of Juniper + Ina, noise. This area is for Single Family  
(Zone) only.*

Signed:

*Miriam Gifford*

Address: *7442 N. Bradley Place*

Contact information:

*520-245-3439*

*lunagifford93@gmail.com*

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments: I OPPOSE THE PLANNED DEVELOPMENT AS IT WILL HAVE A PROFOUND EFFECT ON OUR QUIET FAMILY NEIGHBORHOOD. WE USED TO HAVE A NIGHTCLUB DOWN INA AT CAMINO MARTINEZ AND HAD REPEATED DRUNKS, TRAFFIC, ETC LITERALLY IN FRONT OF OUR HOME. AWAKEN BY POLICE CHASING THESE PEOPLE IN OUR YARD AT ALL HOURS OF THE MORNING. THIS WOULD BE MUCH WORSE.

Signed: John Anderson

Address: 7442 N BRADLEY PL

Contact information: 520 979 8656  
WOWRKR65@GMAIL.COM

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

Signed:

*Lydia Campbell*

Address:

*7561 N. Juniper Rd. Tucson, AZ 85741*

Contact information:

*520-349-2989  
lydia.campbell@gmail.com*

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

Signed:



Address: 411 W. Mars St Tucson, AZ 85741

Contact information: 5203677194



May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

To Whom It May Concern:

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Other comments:

Signed:

Address:

Contact information:

Yanith R. Alh  
4100 W MARS ST  
520-225-8237

May 20, 2021

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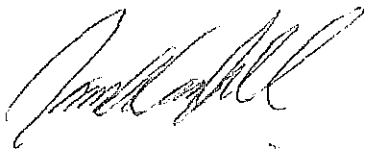
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Other comments:

Signed:



Address:

7561 N. Juniper Rd. Tucson, AZ 85741

Contact information:

520-349-1143

JACSCC@aol.com

May 20, 2021

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Other comments:

Signed:

John & Paul Matthey

Address:

7531 N. Juniper Rd  
Tucson, AZ 85741

Contact information:

520 591-8775

(No!)

May 20, 2021

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Other comments:

Signed:

*M. Helling*

Address:

*4040 N. GENTLE*

Contact information:

*MH. PANAMAREO@GMAIL.COM*

May 20, 2021

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Other comments:

Signed:



Address: 7541 N. Juniper Rd

Contact information: SMOKE14\_RPK@LIVE.com

520-400-3725

May 20, 2021

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201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

I agree with the above statements completely.  
Single story homes on lots similar to the others in  
the neighborhood would be appropriate.

Signed:

*Gary White*

Address:

7551 N. Juniper Rd.

Contact information:

*gary@azmedicarehelpers.com*

May 20, 2021

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Other comments:

Signed:



Address:

4045 W. Gentle Pl

Contact information:

Rjrdecorator@gmail.com

May 20, 2021

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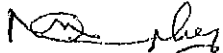
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Other comments: I am a disabled veteran rated 100%. In addition to the physical wounds I have PTSD. Now this is a very quiet neighborhood. It is a very peaceful place to live. Although it is rare, a car passes by my house at night I am awakened and it takes up to an hour for me to get back to sleep. I purchased my house because it is a quiet and peaceful neighborhood. Please, no high density housing.

Signed:



Address:

7373 N. Shirley Lane Tucson AZ 85741

Contact information:

Rodger Murphy  
520 275 0800



May 20, 2021

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Other comments: *The proposed development of up to 26 dwellings is not forward looking. New construction should be environmentally sensitive. Water use, heat island effect will increase. I suggest more modest housing density + size for seniors or starter homes, like the rest of us. 1-story homes are preferred.*

Signed:

*Louise C. Pate*

Address:

*7426 N. Bradley Pl Tucson 85741*

Contact information: *lcpate@gmail.com*

May 20, 2021

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Other comments: *That street is busy enough - we don't need any more traffic - there will be lots of accidents considering Old Farmers Bar is on corner plus the shopping mall - laundry mat - coffee shops and store I am totally against it.*

Signed: *Glenda Larson*

Address: *1409 W. Bradley P. Tucson 85741*

Contact information: *G Larson - Ph 520 579-8070*

May 20, 2021

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Other comments:

Signed:

Address:

*7351 N JUNIPER RD*

Contact information:

May 20, 2021

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Other comments:

Signed: *Sara Tweedy*

Address: *7441 N. Bradley Pl*

Contact information:

*520.591.7963*

May 20, 2021

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Other comments:

Signed:  GARY COLLINS

Address: 7910 N BRADLEY PL  
TSON, AZ 85741

Contact information:

520-419-0328

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**Some of our issues are as follows:**

**TRAFFIC**

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And probably most importantly:

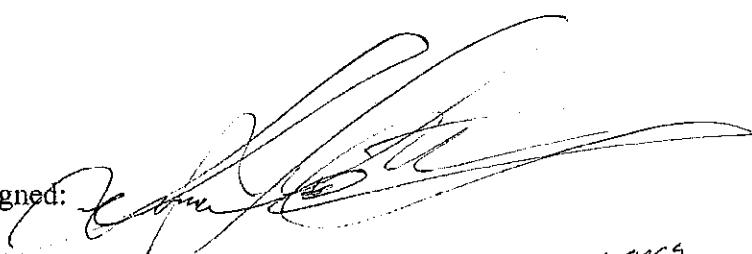
**QUALITY OF LIFE**

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Other comments:

Signed:

Address:

  
4090 W Mars St

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

Signed:



Address:

4091 W. Mars St.

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

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Other comments:

Signed:

Address:

Contact information:

4141 W Mars  
520-5 10-9463



May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

Carol Walker  
4100 W. Hubert St  
520-308 9854

Signed:

NER

↓

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1st Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

4124 W. Gilbert St.  
Tuc AZ 85741

Signed:

Anna Mohr

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

*Lee Shutter*

*7360 N SHIRLEY LN*

Signed:

OVER

↓

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

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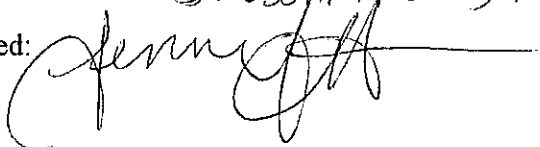
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Other comments:

Jennifer Harmon  
4081 W. Mars St  
Tucson, AZ 85741

Signed:



OVER  
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May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

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Other comments:

Signed:

OVER  
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*Ashleigh Eisenbach*  
Ashleigh Eisenbach

4071 W. Mars St  
Tucson, AZ 85741

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
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Other comments:

Signed:

OVER

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*Jim Bouten Sunny Hills Estates Lot 182*  
*Charles F. Wason*

Address: 4080 W. Gilbert Street

Contact information:

520-907-1625

AUNT & HOULIE@COMCAST.NET

of 33 years  
My home on Gilbert Street is  
Kitty-corner from the Temples  
property. A view of many  
2-story homes crammed  
together on that property  
would be devastating!

I'm also VERY concerned  
about 50+ additional  
vehicles driving past my  
home on Gilbert to travel  
up Old Father to get to  
Cartaro Road! It's  
the ONLY logical way to go.

I'm not opposed to  
development, but will only  
be satisfied with 6-8  
single story homes on lots  
the same size as the lot of  
→



neighborhood. My lot  
is close to  $\frac{1}{4}$  of an acre.

LISA BENTIN

Lisa Bantin

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1st Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

Signed:

OVER  
↓

OVER  
↓

Susan M. Cantrell

Address: 4090 W. Gilbert St. Tucson, AZ 85741-1578

Contact information:

I'm deaf. I request sign language interpreter, please

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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Other comments:

OVER  
↓

Signed:

OVER

↓

Address: 4070 W Gilbert St

Contact information:

Nancy Pearson  
520 869-1844

May 20, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGUARDING: Case #P20RZ00007: North Juniper Road Rezoning

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**EROSION AND FLOODING**

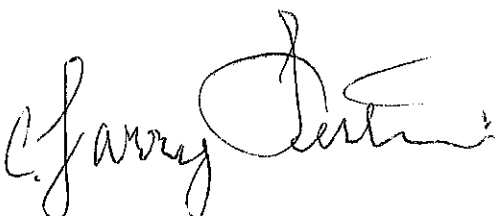
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Other comments:

Signed:   
OVER  
↓

Address: 441 W. GILBERT ST

Contact information: 561-0503

Tuesday Alaniz  
214 Andiron Arch  
Chesapeake, VA 23323  
May 26, 2021

Development Services Department  
Planning Division of Pima County  
201 North Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

REGARDING: Case #P20RZ00007: North Juniper Road Rezoning

To Whom It May Concern:

I am submitting a statement on behalf of the Pierson Family Trust who currently owns the property located at 7305 N. Juniper Road. I am in the process of purchasing the 7305 property with my brother, Bryan Pierson, from the Pierson Family Trust (Donald and Geraldine Pierson).

My parents bought this property in 1974 and had lived here until their passing in 2020. I am one of 5 siblings and beneficiaries of this property. I spent 1974 to 1988 living at 7305 and have been back many times since moving away. I've seen this area go from a lovely urban/rural area full of desert landscapes to now a bustling, noisy and congested area full of commercial properties. Recently, I spent last September to October and this April living at the home and working on dispensing of my parent's belongings. Upon these stays I became fully aware of how bad it had gotten, being woke up at 5am to music blasting from the next door Fit Gym that opened in 2019 in the shopping center next to my parents without proper sound barriers, a U-haul's outdoor phone ringing throughout the neighborhood all day and moving trucks using Juniper Road and a thruway, Cars speeding down Juniper Road at all hours, many people walking down Juniper Road at all hours including families but also some very shady looking folks. I've also experienced Vagrants hanging out by the edge of the shopping center (some drinking and urinating) and by U-Haul. My parent's 7305 home has been broke into and many items stolen off their front yard and even from their carport. About 10 years ago, they installed metal security doors on all exterior doors to deter break-ins. It is definitely NOT the neighborhood my parents moved into and my siblings and I grew up in.

With all that being said, my brother and I, the potential owners of the 7305 property are not necessarily in opposition to the proposed planned development of the above referenced parcels as we have seen the changes happening and it is no longer the rural area of old, but we are opposed to some of it's planned elements. Additionally, we would like to see some added improvements for the existing neighbors.

We request the Pima County Planning and Zoning Commission and/or the Pima County Board of Supervisors consider our objections to the project, and that you adjust the rezoning to accommodate and please consider the improvements we would like to see in order for this project to be approved.

#### **QUALITY OF LIFE**

Currently most of the existing housing is zoned C-3 with single story/single family homes on spacious lots, and we believe any new area construction should be similar. Aesthetically, a high density, 2-story, crowded neighborhood would destroy the ambiance and advantages we enjoy especially since our home is located directly across from this proposed rezoning project. What views we have would be



severely diminished. The property has already lost it's view of the mountains to the Southeast with several shopping centers built and a Top Golf facility. The environment would be affected: more pollution, water use, parking and noise problems, less open space for wildlife corridors, and increased temperatures due to the heat island effect of the development's sidewalks and pavement. We believe such plat density would invite additional criminal activity which has been severely increasing over the past 10 years with all the development in this area.

In summary on this issue, we would prefer to see no 2 story homes in order to match the existing homes in the area and less homes built on the property so that it isn't so densely packed in. We believe even the potential buyers/renters of these proposed homes would appreciate the space, quality of life and ambiance it would give.

For this project to be approved, we would like to see:

- Road Improvements to Juniper Road. This has gone from a dirt road (Juniper Drive) to a poorly paved asphalt road (Juniper Road). The use has increased 3-4 times over the years with the addition of several subdivision developments North of 7305 and the shopping centers South, East and West of 7305. We would request that Juniper Road be repaved, sidewalks added for the many pedestrians going up and down the road for safety.
- Fire Hydrant additions. For additional fire safety, we would like to see additional hydrants added to this area. Currently, I'm even unsure where the nearest hydrant is even located.
- City Sewer System- We would like to request that a sewer line be put in down Juniper Road from Gilbert St to Ina Road and assistance to the directly affected neighbors to hook up to this system. 7305 is currently on septic.
- Water Line moved to street access in addition to the sewer line added. Currently the water line runs through the 7305 property.

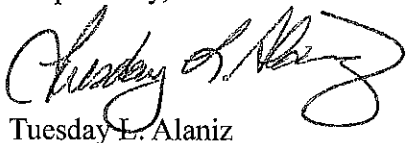
Additional Concerns with the project include:

### **EROSION AND FLOODING**

Residents here attest to the possibility of flooding on Juniper. The northern segment of Juniper, the downhill Mars Street "river" and the grade on the proposed development would work together to flood the area in spite of the planner's mitigation efforts of green space or retention basins. This eventuality would adversely affect the dwellers in the development as well as in surrounding areas. Current situation at 7305 is a river running into the driveway upon heavy downpours and washing out the dirt by the concreted drive and often floods into the carport leaving dirt and debris. The flooding of storm water is a major concern and needs to be addressed in this project which may be part of the Road Improvements to Juniper Road.

Thank you for your attention to this matter and considering our objections and improvements.

Respectfully,



Tuesday L. Alaniz