

Aliza Barraza

**From:** Colin Waite <[REDACTED]>  
**Sent:** Friday, May 17, 2024 4:30 PM  
**To:** COB\_mail  
**Subject:** Case # P23RZ00006: Yarbrough TR-W Ironwood Hill Drive Rezoning

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Dear Supervisors,

I am writing to you today as a private citizen and the views expressed are my own and not those of my employer.

For the past 20+ years, I have been involved with the Cooper Center for Environmental Learning, aka Camp Cooper, and my time working on the west side of Tucson has helped me to make connections with many neighbors. I am also a member of the Gates Pass Area Neighborhood Association.

I am writing to ask you to respect the original zoning for Mr. Yarbrough's property and not change the zoning to SR-2. The original zoning has been done with purpose and maintains Pima County's and our greater community's commitment to limit residential density where the urban landscape meets the natural landscape. This property is also within the Pima County Buffer Zone of minimal density that surrounds all Federal, State and County Parks. The Buffer Zone creates a transition from high residential density city to less dense residential suburban to non-residential parkland. It's important for wildlife corridors among many other things.

Mr. Yarbrough has not provided any mitigating circumstances in requesting the rezoning, and adjacent properties on three sides are zoned SR. Additionally, zoning codes apply to land, not the property owner. Ruling in favor of Mr. Yarbrough's request could set a precedent for other SR zoned properties in our area to ask for rezoning, further impacting our urban-wild interface.

Thank you for your consideration, and please contact me if you have any questions.

Sincerely,

Colin Waite  
9032 E. Pomegranate Street  
Tucson, AZ 85730  
[REDACTED]

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**Aliza Barraza**

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**From:** Donna Snyder [REDACTED]  
**Sent:** Friday, May 17, 2024 4:34 PM  
**To:** COB\_mail  
**Subject:** P23RZ0006, Yarbrough TR-Ironwood Hill Drive Rezoning



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As residents of the Tucson Mountains/Gates Pass Area, we respectfully oppose the request by the Yarbrough Family Trust to rezone their property from SR to SR-2. We feel that this request could weaken existing zoning in the area and send the wrong message that would lead to other owners of larger pieces of property to subdivide for monetary gain. There were no mitigating circumstances presented by Mr. Yarbrough at the March 27th P+Z meeting. Our Tucson Mountains area is special with its buffer zones for wildlife corridors and habitat. That's something that in this day and age needs to be preserved with higher density housing discouraged. Keep the Tucson Mountains Area zoning SR! Please prevent it from getting chipped away, one property at a time.

Sincerely,  
Donna and Robert Snyder  
1661 North Placita Tuberia  
Tucson, AZ 85745

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**Aliza Barraza**

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**From:** Carper, Bruce <BCARPER@amfam.com>  
**Sent:** Friday, May 17, 2024 4:34 PM  
**To:** COB\_mail  
**Subject:** Case Number: P23RZ00006 Case Name: Yarbrough TR-W. Ironwood Hill Drive Rezoning

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Hello Board,  
I am a long time resident of the Gates Pass Neighborhood and I'm writing you to urge you to preserve the SR Zoning for our area.  
We do not need any large multi housing in this area. This would rob the area of its natural beauty for every one that comes through.  
Help us work to preserve the wildlife corridors, spacious lots, and plant and animal habitats that SR properties provide

I appreciate your kind consideration on this matter.

Best Regards,  
Bruce



**BRUCE CARPER, AGENT | AMERICAN FAMILY INSURANCE**  
1661 W Prince Rd Ste 107 | Tucson, AZ 85705  
Office: 520.888.5955 | Fax: 520.888.6070

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**#DreamFearlessly**

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