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# **BOARD OF SUPERVISORS AGENDA ITEM REPORT**

Requested Board Meeting Date: August 16, 2021

Title: P21RZ00001 RAMIREZ - S. SHERIDAN AVENUE REZONING

# Introduction/Background:

The applicant requests a rezoning of approximately .97 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone for one residential lot.

#### Discussion:

Current SR zoning allows for one single-family residence on the existing 4.9-acre lot which currently exists on the property. The proposed CR-1 rezoning request is for a .97-acre portion of the existing lot which will allow a lot split and a site-built home. The Comprehensive Plan designation of Low Intensity Urban 1.2 (LIU-1.2) designates areas for low-density residential development at 1.2 residences per acre (RAC), maximum.

#### Conclusion:

The proposed rezoning conforms to the LIU-1.2 Comprehensive Plan designation with approximately 1.03 residences per acre (RAC).

# Recommendation:

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.



TO:

Honorable Adelita Grijalva, Supervisor, District 5

FROM:

Chris Poirier, Deputy Director

Public Works-Development Services Department-Planning Division

Owsel

Owse

DATE:

July 26, 2021

SUBJECT:

P21RZ00001 RAMIREZ - S. SHERIDAN AVENUE 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.97 acres from the SR (Suburban Ranch) to CR-

1 (Single Residence) zone, located on the east side of S. Sheridan Avenue approximately 1600 feet north of W. Drexel Road, addressed as 5401 S. Sheridan

Avenue.

**OWNER:** 

Michelle Ramirez

5401 S. Sheridan Avenue

Tucson, AZ 85757

AGENT:

Robert Tapia

5401 S. Sheridan Avenue

Tucson, AZ 85757

DISTRICT:

5

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of July 26, 2021, staff has received two written public comments in opposition to the rezoning citing concerns related to subdividing and smaller lots.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS (8-0; Commissioners Hook 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/DS Attachments



# **BOARD OF SUPERVISORS MEMORANDUM**

SUBJECT: P21RZ00001

Page 1 of 3

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# 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

# P21RZ00001 RAMIREZ-S. SHERIDAN AVENUE REZONING

Michelle Ramirez, represented by Robert Tapia, request a **rezoning** of approximately .97 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located on the east side of S. Sheridan Avenue approximately 1600 feet north of W. Drexel Road, addressed as **5401 S. Sheridan Avenue**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** (8-0; Commissioners Hook and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.

(District 5)

# Planning and Zoning Commission Public Hearing Summary (June 30, 2021)

The public hearing was held virtually. The staff, applicant and speakers presented via Teams 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 if the applicant is asking for a lower density than what they are allowed. Staff responded that the maximum allowed density is 1.2 residences per acre (RAC) but the proposed density is 1.03 RAC. The commissioner stated that this lot is less than one acre. Staff stated that CR-1 zoning minimum lot is 36,000 square feet. To reach the one-acre lot size for septic, one-half of the right-of-way will be added to the .97-acre lot.

The applicant stated that he thought the lot is one acre. Staff responded that the minimum requirements were being demonstrated in the staff report for CR-1 zoning.

The applicant stated that the intention is to build a single residence home.

P21RZ00001 Page 2 of 3

The hearing was opened to the public.

A speaker stated that she is in support of the rezoning.

A commissioner stated that there was one letter of protest in the packet but asked if there was another letter. Staff stated two letters were received from property owners stating the same concerns regarding smaller lots and subdividing land.

The public hearing was closed.

Commissioner Matter made a motion to recommend APPROVAL WITH STANDARD AND SPECIAL CONDITIONS. Commissioner Gungle gave second.

The commission voted to recommend **APPROVAL** of the rezoning (8 - 0); Commissioners Hook and Membrila 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:

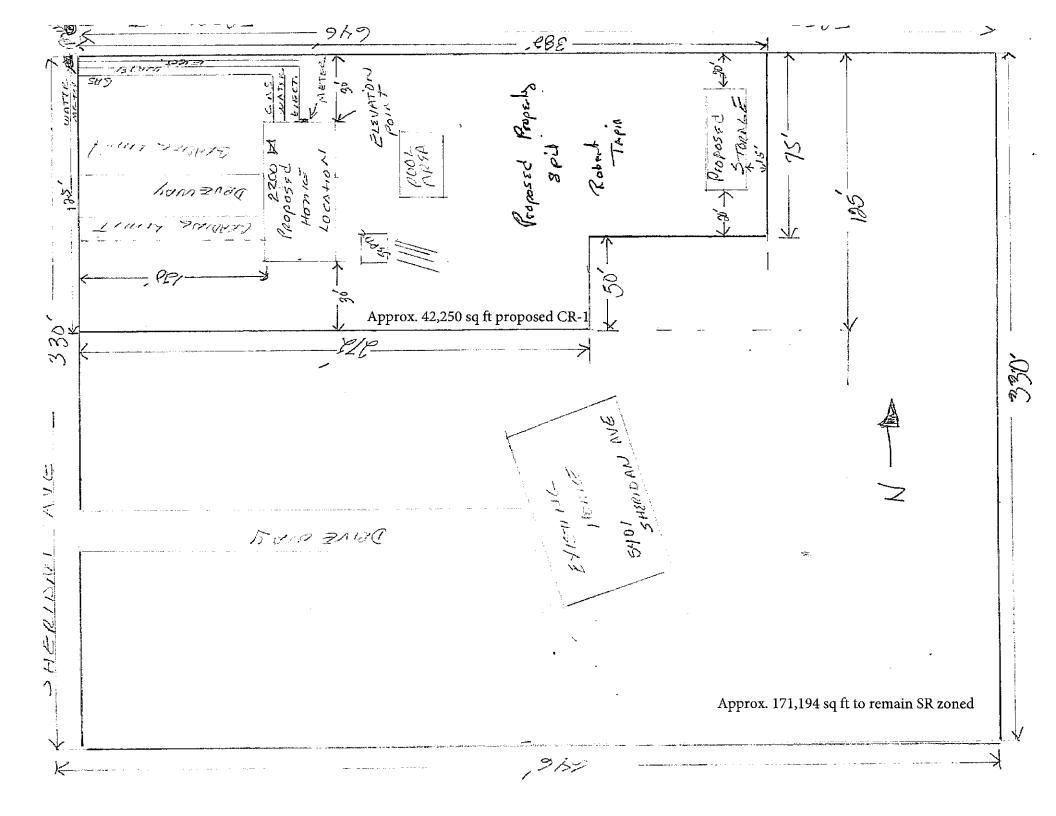
- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. Transportation conditions:
  - A. The location, number and design of access point(s) shall be determined at the time of building permitting.
  - B. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
  - C. The property owner shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
- 3. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
- 4. Adherence to the sketch plan as approved at public hearing.
- 5. 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.
- 6. 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,

P21RZ00001 Page 3 of 3

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/DS Attachments

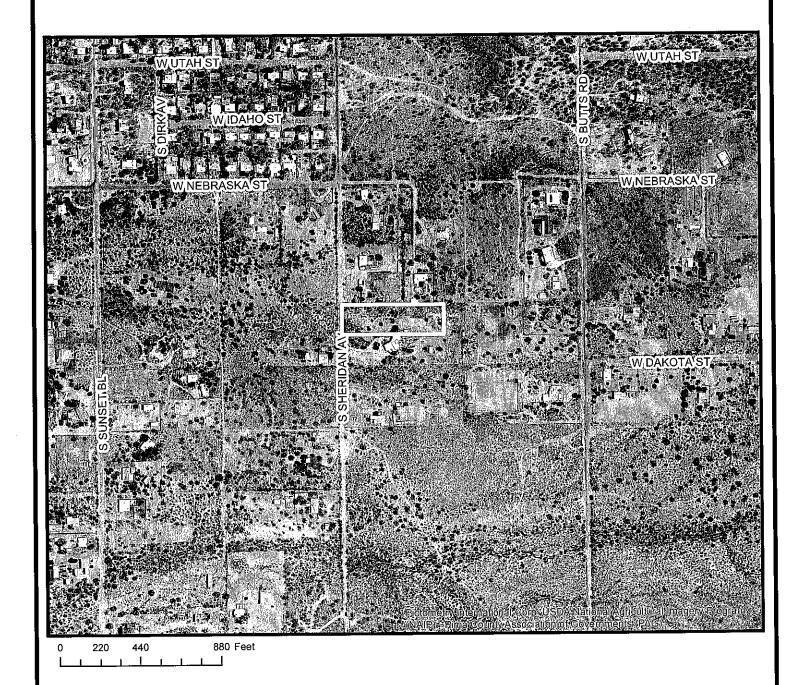
c: Robert Tapia, 5401 S. Sheridan Avenue, Tucson, AZ 85757

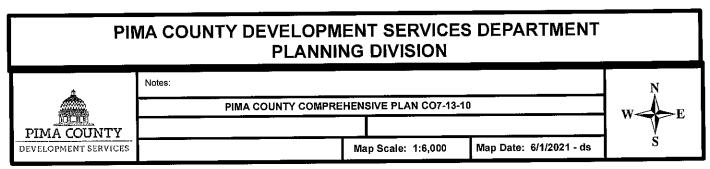


# Case #: P21RZ00001

Case Name: RAMIREZ - S. SHERIDAN AVENUE REZONING

Tax Code(s): Portion of 210-01-038A





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

**HEARING** 

June 30, 2021

DISTRICT

5

CASE

P21RZ00001 Ramirez - S. Sheridan

Avenue Rezonina

REQUEST

Rezone from SR (Suburban Ranch)

to CR-1 (Single Residence) zone

(approximately 0.97 acres)

OWNER

Michelle Ramirez

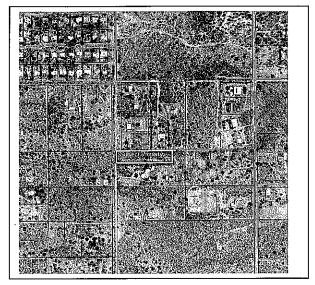
5401 S. Sheridan Avenue

Tucson, AZ 85757

APPLICANT Robert Tapia

5401 S. Sheridan Avenue

Tucson, AZ 85757



# APPLICANT'S PROPOSED USE

The applicant proposes to rezone and split a portion of the original lot for an additional residence.

# APPLICANT'S STATED REASON

The owner states the need to have a family member nearby to assist with the day-to-day activities for a family member in need of assistance. Rezoning the .97-acre portion of the 4.9-acre property would allow her brother-in-law to build a home nearby.

#### STAFF REPORT SUMMARY

Staff recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. The applicant proposes to rezone a portion of the property for a .97-acre CR-1 (Single Residence) zone lot for one single-family residence. The remainder of the property will remain SR (Suburban Ranch) zoned. The proposal conforms to the Comprehensive Plan land use designation of Low Intensity Urban 1.2.

#### **PUBLIC COMMENT**

Staff has not received any written public comments as of June 8, 2021.

#### **COMPREHENSIVE PLAN**

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 1.2 (LIU-1.2), which designates areas for low-density residential and other compatible uses at a maximum density of 1.2 residences per acre (RAC) with no required minimum density. The proposed density for the subject property is approximately 1.03 RAC.

Special Area Policy S-29 Southwest Infrastructure Plan (SWIP) applies to a 70-square-mile area that includes the rezoning site. Policy S-29 mainly addresses the provision of infrastructure and

P21RZ00001 STAFF REPORT sustainability of proposed development in the SWIP area. The small size of the rezoning may not lend to application of the SWIP policies. The rezoning site is also located within the Pima County Comprehensive Plan Growth Area - Southwest Focused Development Investment Area.

# SURROUNDING LAND USES/GENERAL CHARACTER

North: CR-1 / SR Developed Rural Residential/Vacant South: SR Developed Rural Residential/Vacant

East: SR / CR-1 Developed Rural Residential West: SR / CR-1 Developed Rural Residential

#### PREVIOUS REZONING CASES ON PROPERTY

In 2003, there was a rezoning request to the CR-1 zone which was denied.

#### PREVIOUS REZONING CASES IN GENERAL AREA

In the area of the subject site, seven rezoning requests where approved between 1971 through 2001 from the SR to the CR-1 zone. The rezonings produced lots splits without platting. Another rezoning was approved in 1960 to the CR-3 zone which produced a 44-lot platted subdivision. Additionally, three rezoning requests in the 1980's where either closed or expired. One rezoning request (property east of the subject site) requested a rezoning in 2003 from SR to CR-1 which was denied.

#### MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)

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

# **PLANNING REPORT**

Staff supports the request to the CR-1 (Single Residence) rezoning request because the proposed residential development is compatible with other residential development in the area, and the proposed density complies with the Low Intensity Urban 1.2 plan designation. The site will be accessed from unimproved S. Sheridan Road.

The proposal is to rezone a .97-acre portion of a 4.9-acre lot for one additional residential lot. The applicant proposes to add one single-family residence on the newly created lot. The lot will have a septic sewage disposal system, as the nearest public sewer is located more than 3,300 feet to the east. The residual lot will contain 3.93-acres, currently developed with one residence and meet the requirements of SR zoning. The minimum lot size for the SR zone is 3.3 acres. The subject site is located in the Tucson Water obligated service area.

The .97-acre site is relatively flat and disturbance exists on the site. The vegetative qualities of the site are unremarkable. The site is not located within the Maeveen Marie Behan Conservation Lands System.

Commercial services, which are also the nearest places of employment, are located within a two-mile travel distance and there is opportunity for greater services with vacant business zoning at the intersection of W. Ajo Highway and S. Kinney Road. The nearest public elementary school is located within an approximately one-half mile travel distance and the nearest public middle school is located within an approximately one-mile travel distance. Both schools are located south of Ajo Highway. A County park is located adjacent to the elementary school. A fire station is located within an approximately one and one-half-mile travel distance. Bus transit service is not available. Sewer does not serve the area nor does the area have paved roads. The area lacks some value-added constructed infrastructure improvements that improve livability and increase the tax base that supports service demand.

P21RZ00001 STAFF REPORT

Additional lot splitting in the area can be achieved by rezoning. In some instances a plan amendment would be required prior to a rezoning. The SR zone allows one residence per approximately 3.3 acres. CR-1 allows for one residence per .83 acre.

#### Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS							
Department/Agency	Concurrency Considerations Met: Yes / No / NA	Other Comments					
TRANSPORTATION	Yes	No objection subject to conditions					
FLOOD CONTROL	Yes	No objection					
ENVIRONMENTAL QUALITY	Yes	No objection					
WASTEWATER	Yes	No objection					
PARKS AND RECREATION	NA	-					
WATER	Yes	No objection					
SCHOOLS	Yes	No objection					

#### TRANSPORTATION REPORT

The Department of Transportation reviewed the request and has no objection to the proposed rezoning request. This request is for the rezoning of one-acre which is a portion of a larger parcel. The proposed rezoning is for the creation of a residential lot with individual access on S. Sheridan Avenue. There are no available traffic counts for S. Sheridan Avenue and it is currently unimproved. An additional residential lot would not impact the capacity of S. Sheridan Avenue or the adjacent roadway network.

There are no concurrency concerns with this request. The Department of Transportation has no objection subject to rezoning conditions #2A-C.

#### FLOOD CONTROL REPORT

The Regional Flood Control District has no objections or conditions.

#### **WASTEWATER RECLAMATION REPORT**

The subject property is outside of the PCRWRD service area. The future residential lot will utilize a private sewage disposal system.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

#### **CULTURAL RESOURCES REPORT**

Cultural Resources has no objection subject to rezoning condition #3.

#### **DISTRICT REPORT**

City of Tucson Water Company did not respond to a request for comments.

#### SCHOOL DISTRICT REPORT

The Tucson Unified School District did not respond to a request for comments.

#### DREXEL HEIGHTS FIRE DISTRICT REPORT

Drexel Heights Fire District did not respond to a request for comments.

# TRICO ELECTRIC COOPERATIVE REPORT

Trico Electric did not respond to a request for comments.

# 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:

- 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. The location, number and design of access point(s) shall be determined at the time of building permitting.
  - B. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
  - C. The property owner shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
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- 6. 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

P21RZ00001

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

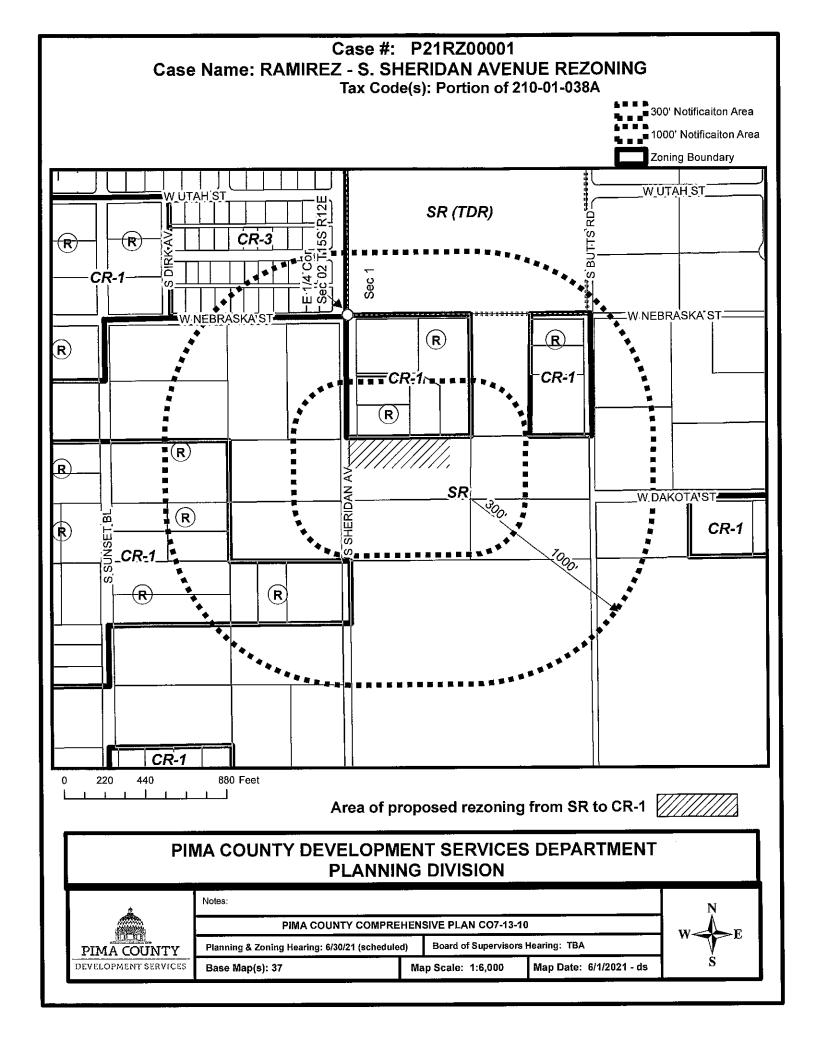
Respectfully Submitted,

D. Spicola

Donna Spicola Planner

TD/DS Attachments

c: Robert Tapia, 5401 S. Sheridan Avenue, Tucson, AZ 85757





Land Use Legend and Map

# **Low Intensity Urban (LIU)**

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

# Low Intensity Urban 1.2 (LIU-1.2)

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC;
   RAC with 50 percent open space

#### S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

#### General location

Generally bounded by Tucson Mountain Park on the north, Mission Road on the east, the Tohono O'odham Nation – San Xavier District on the south, and Sandario Road on the west, in Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 14 South, Range 11 East; Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of Township 14 South, Range 12 East; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 30, 31, 32, 33, and 34 of Township 14 South, Range 13 East; and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and 21 of Township 15 South, Range 13 East (Ref. Co7-07-31, Resolution 2009-24).

#### **Policies**

#### A. Comprehensive Planning:

- The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
- New residential uses are incompatible within the one-half mile area from the bounds of the Tucson
  Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under
  previous plan amendments shall be resolved at the time of the rezoning or specific plan.
- 3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).

#### B. Environmental Planning:

At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

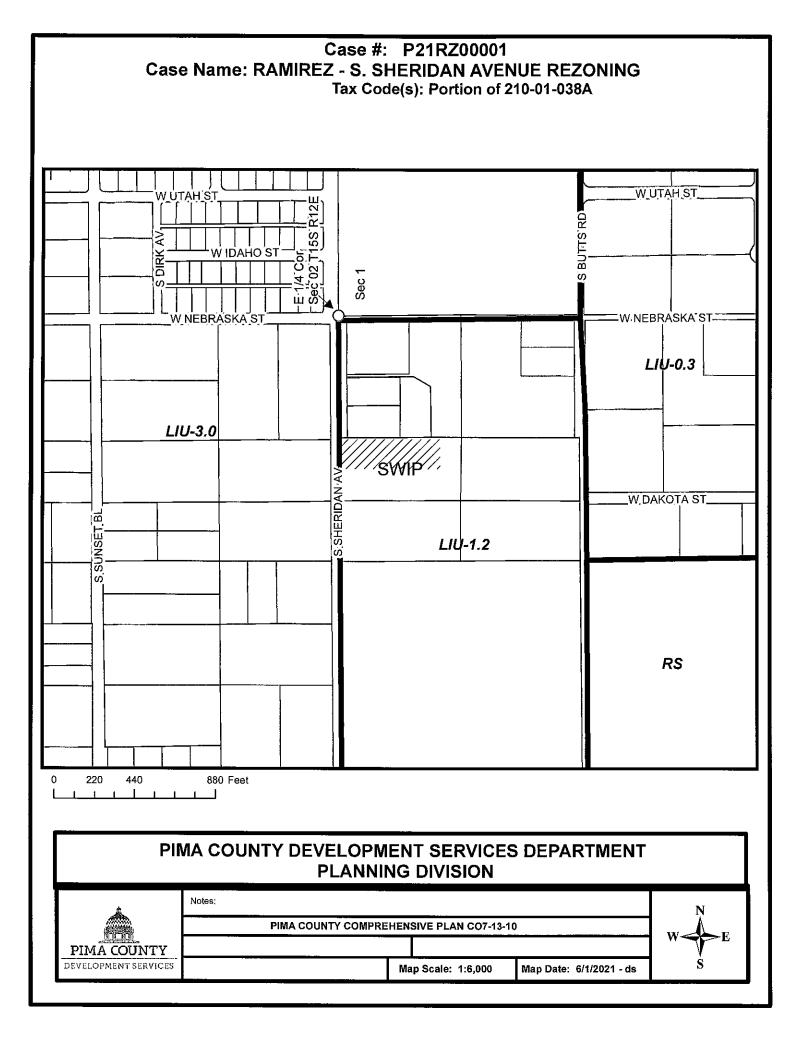
# C. Regional Flood Control District:

- No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
- Development shall not occur within the Black Wash Administrative Floodway.

#### D. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.





#### Michelle Tapia <michelle.the.realtor@gmail.com>

# property

1 message

Michelle Tapia <michelle.the.realtor@gmail.com> To: Michelle Ramirez <michelle.the.realtor@gmail.com> Wed, Dec 30, 2020 at 11:59 AM

5401 S Sheridan Ave, Tucson AZ 85757

Current property is zoned SR, and is 4.9 acres, we would like to split off approx 1 acre to sell to my husband's brother. My husband has ALS and is now in a power wheelchair, thus leaving myself to care for him as well as our home and property. Selling a portion and having his brother close will help out with his needs.

This new parcel would be zoned CR-1 the same as the neighbors to the north. The original property would stay SR. Current property has one SFR and a storage unit in the back part of the property. This property would remain the same

The new parcel would have a SFR approx 2200sqft, single level home and possibly a storage shed. The new property would be serviced by a new septic system and will have new water service by Tucson Water. Currently the property consists of flat land and some natural desert vegetation.

Michelle Tapia Tierra Antigua Realty 1650 E River Rd Ste 202 Tucson AZ 85718 ph 520-870-4253

10: MARK Holden FROM: Robert TAPIN (520) 612-3434 Property Owners: Espain & Hichelle upit HERE IS THE ROUGH SKETCH of the peopenty At 5401 5. Shewidan the smaller lot is the AREA that WE ARE LOOKINS to split off is I ACRE AND THE ENTIRE PROPERTY coasist of 4.9 ACRES

# To Whom It May Concern:

I, Michelle Tapia (formerly Michelle Ramirez) owner of the home at 5401 S Sheridan Ave, Tucson AZ 85757 (Parcel 210-01-038A) is providing permission for Robert Tapia to represent myself for any needs in regards to re-zoning of the property and property split.

Please reach out if you need anything further,

Michelle Tapia (Ramirez)

Michelle Tapia

dotloop verified 05/26/21 8:51 AM MST HMXZ-LNS4-GB0N-XECC

520-870-4253

5401 S Sheridan Ave, Tucson AZ 85757



201 N. Stone Avenue, Tucson, AZ 85701 (520) 724-9000 www.pima.gov/developmentservices

# **BIOLOGICAL IMPACT REPORT**

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

<u>INSTRUCTIONS FOR SAVING FORM:</u> 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. If you fill out the form before you download it, the info you entered will not be saved.

Project ID (case no., APN no., address, or other identifying info):

5401 S Sheridan Ave, Tucson AZ 85757

# Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1.	Is the project located within any Maeveen Marie Education designation(s)? (Hold SHIFT for multiple selections	Richman when the tradition is taken to red Villaministers of solids some reduction between the final solid control of the first of the
		Biological Core
		Multi-Use Management Area
2.	Is the project within a CLS Special Species Manage	ment Area? No
3.	Is the project in the vicinity of any of the six Critica	al Landscape Linkages? No
4.	Is the project designated for acquisition as a Habit property? No	at Protection or Community Open Space
5.	Is the project located within a Priority Conservation	n Area for any of the following species?
	a. Cactus ferruginous pygmy-owl: No	
	b. Western burrowing owl: No	
	c. Pima pineapple cactus: No	
	d. Needle-spined pineapple cactus: No	$\overline{}$

Part II. Information	n Provided b	y the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

- Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No
   If yes, provide a summary of those communications:
- 2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?		If yes, date of last observation/survey?	Future surveys planned?	
Cactus ferruginous pygmy owl	No			No	<b>\</b>
Western burrowing owl	No	No.		No	
Pima pineapple cactus	No	**************************************		No	•
Needle-spined pineapple cactus	No			No	¥

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

# COMMENT LETTERS RECEIVED P21RZ00001 RAMIREZ – S. SHERIDAN AVENUE REZONING

From: To: DSD Planning

Subject:

Donna Spicola

Date:

FW: Case # P21RZ00001 VOTE NO Monday, June 21, 2021 8:07:27 AM

From: aulos.burr <aulos.burr@gmail.com> Sent: Sunday, June 20, 2021 5:46 PM

To: DSD Planning < DSDPlanning@pima.gov>

**Cc:** District5 < District5@pima.gov> **Subject:** Case # P21RZ00001 VOTE NO

**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.

To whom it may concern,

I am writing in protest to Deny Case # P21RZ00001.

I do not have computer means to attend your Microsoft Teams meeting June 30th. Please contact me at (520)235-2283 to continue and/or ask further questions into my protest. Respectfully,

SMSgt Aulos Burr Aulos.Burr.1@us.af.mil Aulos.Burr@Gmail.com (520) 235-2283 From:

<u>ezeburr</u>

To: Subject: Donna Spicola

Judjec

Re: FW: Case # P21RZ00001

**Date:** Wednesday, June 23, 2021 11:26:22 AM

**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.

The reason for my protest is that I'm against subdividing any land near and around me. I've worked hard all my life to live in an area such as mine. I bought a five acres parcel just to have that surburban ranch open space. Now I have 7.5 acres that I legally incorporated in 2000 through Pima County. Thank you.

Ezekiel Burr 5320 S. Butts Rd. (520)392-2135

Sent from my Verizon, Samsung Galaxy smartphone

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

From: Donna Spicola < Donna. Spicola @pima.gov>

Date: 6/23/21 10:54 AM (GMT-07:00)

To: ezeburr@gmail.com

Subject: FW: Case # P21RZ00001

Your protest will be made part of the public record, please provide your reasons for the protest.

Thank you.

#### Donna Spicola

Planner

**Pima County Development Services** 

201 N Stone Av

Tucson AZ 85701

From: ezeburr < <u>ezeburr@gmail.com</u>> Sent: Tuesday, June 22, 2021 4:30 PM

To: DSD Planning < DSDPlanning@pima.gov>

Subject: Case # P21RZ00001

**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.

To whom it may concern,

I'm writing in protest to deny case # P21RZ00001. I can not attend your virtual meeting due to working out in the field. Please contact me if you any further questions to my protest, thank you.

Ezekiel Burr

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