

---

**From:** Christine Tucker

**Sent:** Tuesday, August 20, 2024 12:36 PM

**To:** rodrigo.morales@pima.gov <rodrigo.morales@pima.gov>

**Cc:** Christine Tucker <christinetucker@clearblueservices.com>

**Subject:** 2 CUP Applications in Pima County for Wireless Towers PIMA FLOOD CONTROL DISTRICT

Hello Rodrigo,

Per our phone call, I have attached the drawings of the proposed cell tower on 10510 W Massingale Rd, in Pima County. Please advise if you have any concern about the washes you mentioned. We were aware of them when we completed our site design walk, so hopefully we meet the 50' setback you mentioned from the wash at the base of the quarry. Please advise if we are good.

And just to confirm, you mentioned that the other location 5805 W Gerhart was not a concern of the Flood Control District.

Please let me know if you have any questions.

Thank you!

Christine Tucker  
480-586-5180

Vertical Bridge

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**Attachment 13**  
**Biological Impact Report**



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).

**INSTRUCTIONS FOR SAVING FORM:** 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):**

10510 W Massingale Rd, Tucson, AZ 85743

### **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 Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections) 
  - Important Riparian Area
  - Biological Core
  - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area?
3. Is the project in the vicinity of any of the six Critical Landscape Linkages?
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property?
5. Is the project located within a Priority Conservation Area for any of the following species?
  - a. Cactus ferruginous pygmy-owl:
  - b. Western burrowing owl:
  - c. Pima pineapple cactus:
  - d. Needle-spined pineapple cactus:

**Part II. Information Provided by the Applicant**

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

1. 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 <input type="checkbox"/>		No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>		No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>		No <input type="checkbox"/>

Questions about this form?  
Contact the Office of Sustainability and Conservation at (520) 724-6940.

Vertical Bridge

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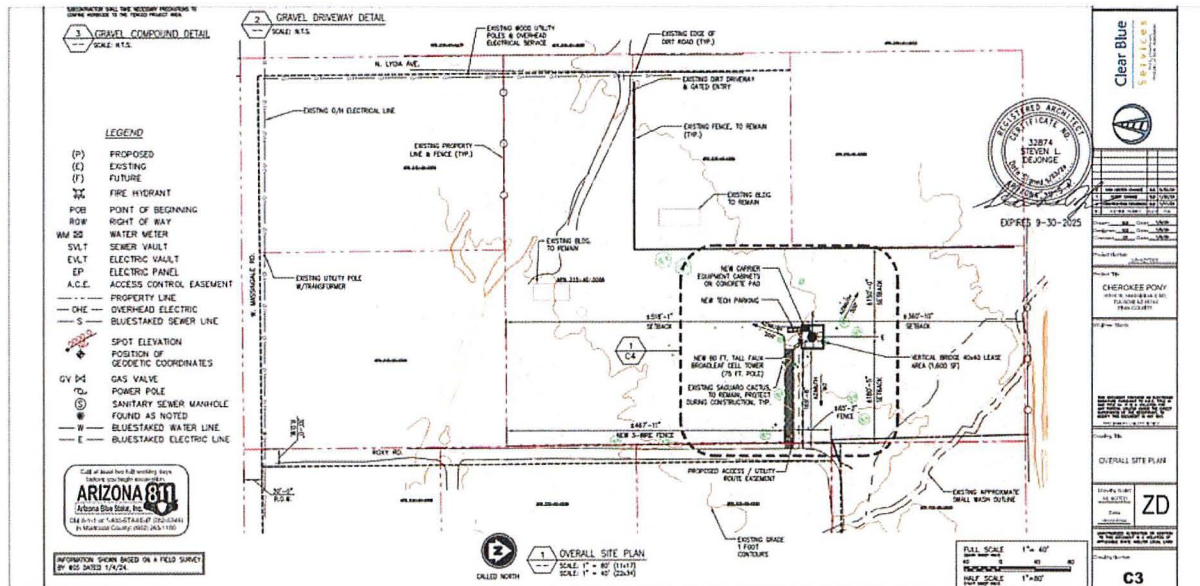
**Attachment 14**  
**US Fish & Wildlife Notice**

**From:** Christine Tucker  
**Sent:** Saturday, August 17, 2024 1:22 PM  
**To:** scott\_richardson@fws.gov  
**Cc:** Christine Tucker <christinetucker@clearblueservices.com>  
**Subject:** Proposed Wireless Facility CUP Application in Pima County

Hello Scott,

As part of a Conditional Use Application process for a proposed Wireless Facility in Pima County, I am to notify you of our intent. We are proposing to install a 80' top of pole faux elm tree at 10510 W Massingale Rd in Tucson, 85743. The proposed site is 8.55 acres and backs up to a rock quarry. I have attached a site plan for your review. This will be an unmanned facility. Please contact me if you have any questions or would like additional information.

Thank you, Scott!



**Christine Tucker**  
**Clearblue Services**  
 2035 E Gondola Lane  
 Gilbert, AZ 85234  
 480.586.5180  
[CTucker@siinodesign.com](mailto:CTucker@siinodesign.com)

Vertical Bridge

---

# **Attachment 15**

## **Ownership Verification**



# Fidelity National Title Insurance Company

**Transaction Identification Data for reference only:**

Issuing Agent: **147759.1.27.03**

Issuing Office: **Tower Agency, LLC**

Loan/ID Number: **US-AZ-7065**

Commitment Number: **VTB-167415-C**

Issuing Office File Number: **VTB-167415-C**

Property Address: **10510 W Massingale Road, Tucson, AZ 85743**

Revision Number:

## SCHEDULE A

1. Commitment Date: **19th day of December, 2023**
2. Policy to be issued:
  - a. 2006 ALTA® Owner's Policy 2006  
Proposed Insured: **VB BTS II, LLC**  
Proposed Policy Amount: **\$250,000.00**
3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**
4. The Title is, at the Commitment Date, vested in: **Shelly Swenson, an unmarried woman**
5. The Land is described as follows: **per EXHIBIT A attached**

## FIDELITY NATIONAL TITLE INSURANCE COMPANY

*Jessica N. Kennedy*

By: \_\_\_\_\_  
Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**27C276B**

**ALTA Commitment for Title Insurance 8-1-16**




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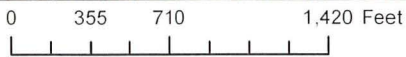
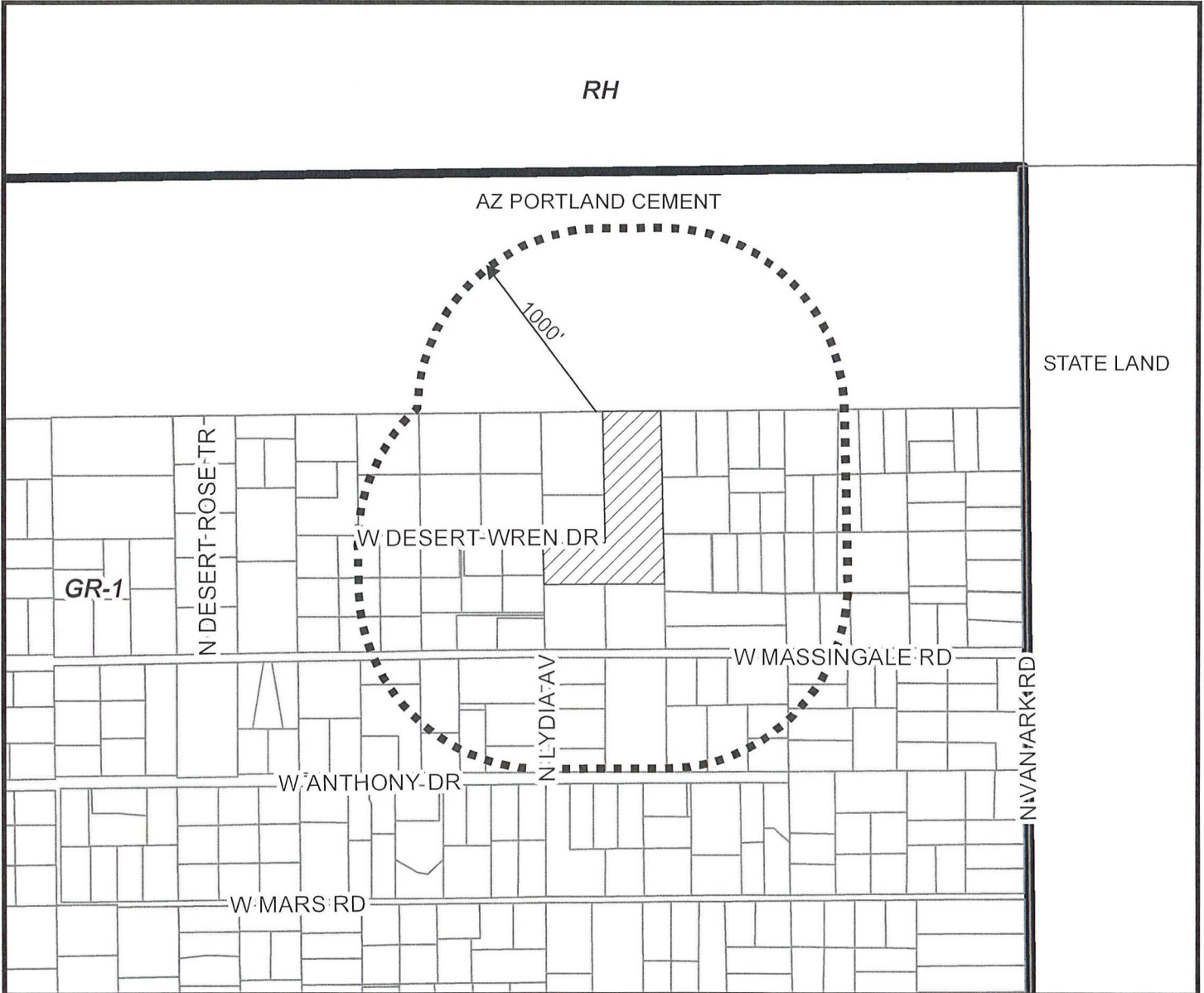
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Case #: P24CU00007  
 Case Name: SWENSON - W. MASSINGALE ROAD  
 Tax Code(s): 215-40-026A

-  Subject Property
-  1000' Notification Area
-  Zoning Boundary



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**



Notes: **CONDITIONAL USE PERMIT - TYPE III**  
**WIRELESS COMMUNICATION FACILITY**



Map Scale: 1:10,000

Map Date: 10/1/2024 - ds

## OSC – Environmental Planning:

The project area is outside the Maeveen Marie Behan Conservation Lands System. CLR-Environmental Planning has no objection to this request.

## OSC – Cultural Resources:

Due to the need for FCC licensing, FCC rules and Section 106 of the NHPA requirements apply. A Class III (cultural resources) survey by a permitted archaeologist that assesses impacts to the APE for both Direct and Indirect Effects will be needed to begin review of cultural resources for the proposed undertaking. Please submit the Class III cultural resources survey that meets Federal standards for review.

## Regional Flood Control District:

The District has reviewed the site conditions and offers the following information:

1. The project is not mapped with a federal floodplain, therefore the Federal Emergency Management Agency Special Flood Hazard Area is Zone X.
  
2. Two types of flood hazards impacting the property that were determined from the Picture Rocks Special Study #61 effective January 14, 2011.
  - a. The entire property is located with a Local Sheet Flood Area as A floodplain use permit will be required for this project because of the local sheet flood designation. The Base Flood Elevation determined is 0.5' and the project will need to meet the elevation requirements from the Floodplain Ordinance.
  - b. The second flood hazard mapped on the property is a local flow corridor. The boundary of the flow corridor at the time of permitting shall be shown on the site plan. It appears the cell tower and the supporting infrastructure is located outside the flow corridor. Below is a screen capture of the local flow corridor.
  
3. Two regulatory washes mapped are on the property. One regulatory wash is located in the northeast corner of the property has an estimated 100-year peak discharge of up to 2000 cfs and has an associated erosion hazard setback of 50'. The other regulatory wash is located in the southwest corner of the parcel has an estimated 100-year peak discharge of up to 2000 cfs and has an associated erosion hazard setback of 50'.

4. The property is impacted regulated riparian habitat (RRH) in two locations. The northeast corner of the property has RRH classified as Xeroriparian Class D Habitat and a small portion of the southeast corner has Xeroriparian Class C Habitat. The proposed cell tower does not impact the RRH.

The District has no objection to the conditional use permit, subject to the following conditions.

- a. Review and approval from the Flood Control District is required at the time of permitting.
- b. The site plan shall show all the flood hazard information on the site plan at the time of permitting.

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 9:24 AM  
**To:** Spencer Hickman  
**Subject:** FW: Virtual attendance at meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Ronni Robles <ronni@robles.com>  
**Sent:** Sunday, October 13, 2024 3:43 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Virtual attendance at meeting

You don't often get email from [ronni@robles.com](mailto:ronni@robles.com). [Learn why this is important](#)

**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.

I would like to be able to virtually attend or later view the meeting to discuss the request Shelly Swenson, represented by Vertical Bridge, for a Type III Conditional Use Permit for a wireless communication facility at 10510 W Massingale Road. I would also like to know the date and time this meeting will take place.

Thank you,

Ronni Robles

[ronni@robles.com](mailto:ronni@robles.com)

10658 W Anthony Dr., Tucson, AZ 85743

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 9:24 AM  
**To:** Spencer Hickman  
**Subject:** FW: Request to attend meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** anne martinez <acmartinez2000@gmail.com>  
**Sent:** Sunday, October 13, 2024 9:07 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Request to attend meeting

You don't often get email from [acmartinez2000@gmail.com](mailto:acmartinez2000@gmail.com). [Learn why this is important](#)

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10510 W Massingale T Mobile tower Proposal.  
Please send me link to attend?  
Anne Martinez

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 12:02 PM  
**To:** Spencer Hickman  
**Subject:** FW: P24CU00007 10510 W Massingale Rd Tower Protest

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Sherryl Volpone <sherryltrv@yahoo.com>  
**Sent:** Monday, October 14, 2024 11:49 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** P24CU00007 10510 W Massingale Rd Tower Protest

**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.

10/14/24

Att: Planning and Zoning Commission,

I am writing in opposition of the Swenson - W Massingale Road P24CU00007 wireless communication facility being considered at 10510 W Massingale Rd.

I have been here for 26 years and absolutely protest this tower being placed next to my property. It will destroy the value of my land, and ruin the scenic view for all of us. As we do look and spend time on the north side of our properties, we put our sitting areas on the north for shade and comfort.

There is a nest of Harris hawks that have lived on my property for at least 20 years. The nest will be 100-150 ft from the tower. USFWS has done studies to show the effect of cell phone towers on hawks/birds and bees. The studies show they do not survive.

I plan to retire here I have taken care of this land for 26 years to be forced to have my property value affected, have the scenic view of panther peak destroyed.

I will personally be at your meeting on Oct 30<sup>th</sup>.

Thank you,

Sherryl Volpone

10550 W Massingale Rd

Tucson AZ 85743

520-275-0500

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 12:39 PM  
**To:** Spencer Hickman  
**Subject:** FW: I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

-----Original Message-----

From: Fran Schlack <franschlack@gmail.com>  
Sent: Monday, October 14, 2024 12:26 PM  
To: DSD Planning <DSDPlanning@pima.gov>  
Subject: I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

[You don't often get email from franschlack@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 1:06 PM  
**To:** Spencer Hickman  
**Subject:** FW: I would like an invite to the Oct 30th meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Mike McMahon <mikemcmahon3636@gmail.com>  
**Sent:** Monday, October 14, 2024 1:00 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** I would like an invite to the Oct 30th meeting

You don't often get email from [mikemcmahon3636@gmail.com](mailto:mikemcmahon3636@gmail.com). [Learn why this is important](#)

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I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 14, 2024 2:47 PM  
**To:** Spencer Hickman  
**Subject:** FW: Oct 30th Meeting Invite

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Samantha Wheeler <samanthawheeler90@gmail.com>  
**Sent:** Monday, October 14, 2024 1:24 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Oct 30th Meeting Invite

You don't often get email from [samanthawheeler90@gmail.com](mailto:samanthawheeler90@gmail.com). [Learn why this is important](#)

**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.

Hello,

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

Thank you,  
Samantha Wheeler  
7590 N Lydia Ave, Tucson, AZ 85743  
909.200.8163

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 7:20 AM  
**To:** Spencer Hickman  
**Subject:** FW: Zoning Proposal (Opposed)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

-----Original Message-----

From: Justin Shore <Justin.shore@outlook.com>  
Sent: Monday, October 14, 2024 11:48 PM  
To: DSD Planning <DSDPlanning@pima.gov>  
Subject: Zoning Proposal (Opposed)

[You don't often get email from justin.shore@outlook.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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.

Hi there,

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

Justin Michael Shore

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 7:20 AM  
**To:** Spencer Hickman  
**Subject:** FW: request hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** hannah Martinez <hannahm73@gmail.com>  
**Sent:** Monday, October 14, 2024 4:32 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** request hearing

You don't often get email from [hannahm73@gmail.com](mailto:hannahm73@gmail.com). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 7:20 AM  
**To:** Spencer Hickman  
**Subject:** FW: Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Ryan Lipphardt <ryanlipp1980@yahoo.com>  
**Sent:** Monday, October 14, 2024 4:28 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Request

You don't often get email from [ryanlipp1980@yahoo.com](mailto:ryanlipp1980@yahoo.com). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.  
Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 7:21 AM  
**To:** Spencer Hickman  
**Subject:** FW: Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Jessica Lipphardt <jessicalipp1985@yahoo.com>  
**Sent:** Monday, October 14, 2024 4:31 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Request

You don't often get email from [jessicalipp1985@yahoo.com](mailto:jessicalipp1985@yahoo.com). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 7:21 AM  
**To:** Spencer Hickman  
**Subject:** FW: invitation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Karissa Johnson <k1025j@icloud.com>  
**Sent:** Monday, October 14, 2024 8:17 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** invitation

You don't often get email from [k1025j@icloud.com](mailto:k1025j@icloud.com). [Learn why this is important](#)

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I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 10:04 AM  
**To:** Spencer Hickman  
**Subject:** FW: Invite

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Monica Thompson <rogueinc64@gmail.com>  
**Sent:** Tuesday, October 15, 2024 9:48 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Invite

You don't often get email from [rogueinc64@gmail.com](mailto:rogueinc64@gmail.com). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.



## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 15, 2024 11:46 AM  
**To:** Spencer Hickman  
**Subject:** FW: Virtual Meeting invite request - Oct 30 meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Amy Fiser <afiser@hotmail.com>  
**Sent:** Tuesday, October 15, 2024 10:52 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Virtual Meeting invite request - Oct 30 meeting

You don't often get email from [afiser@hotmail.com](mailto:afiser@hotmail.com). [Learn why this is important](#)

**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.

Good morning,  
I would like an online meeting invitation to the Oct 30th meeting for P24CU00007 Swenson 10510 W Massingale Rd Tower proposal. I am opposed.

Thank you,  
Amy Fiser

Amy Fiser  
10461 W. Massingale Rd., Tucson AZ 85743  
(520) 609-1048  
[afiser@hotmail.com](mailto:afiser@hotmail.com)

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 16, 2024 7:15 AM  
**To:** Spencer Hickman  
**Subject:** FW: Opposed tower

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Ryan Lipphardt <[ryanlipp1980@yahoo.com](mailto:ryanlipp1980@yahoo.com)>  
**Sent:** Wednesday, October 16, 2024 7:07 AM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Subject:** Opposed tower

You don't often get email from [ryanlipp1980@yahoo.com](mailto:ryanlipp1980@yahoo.com). [Learn why this is important](#)

**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.

ATT: Pima Counting Zoning Commission,

I am writing this letter to vehemently oppose and protest the tower proposed at 10510 W Massingale Rd. P24CU00007. I have lived here for approx. 9 years. My children, wife, horses, chickens. We all have a peaceful life with amazing views of panther peak. We love our wildlife and the beauty it brings to the community especially the Harris Hawks which will be in danger. My home will be directly under this monstrosity. My property is directly in contact with the proposed address.

I plan to work in from home. I will be under this 80' tower 24/7. My property value will drop and we will not be able to even sell. I have discussed this with my neighbors and we all agree we came here to be next to Saguaro National Park. We are in the Buffer Zone at .4 of a mile.

There is no reason, no gap in service in our area. We have a right to ask you to enforce the pima county codes that are being broken. Not affecting the character of the community. Depreciating the value of our property.

Regards,

Ryan Lipphardt

BackyardtractorandweldingLLC

520-955-0508

Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 16, 2024 7:14 AM  
**To:** Spencer Hickman  
**Subject:** FW: P24CU00007 Notice  
**Attachments:** P24CU00007 Notice.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Samantha Wheeler <samanthawheeler90@gmail.com>  
**Sent:** Tuesday, October 15, 2024 4:29 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** P24CU00007 Notice

You don't often get email from [samanthawheeler90@gmail.com](mailto:samanthawheeler90@gmail.com). [Learn why this is important](#)

**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.

Hello,

My name is Samantha Wheeler, homeowner of the property at 7590 N Lydia Ave, Tucson, AZ 85743.

I am writing to protest the request P24CU00007 SWENSON - W. MASSINGALE RD by Shelly Swenson, represented by Vertical Bridge, for the Type III Conditional Use Permit for a wireless communication facility at 10510 W. Massingale Rd.

I will be attending the public hearing meeting on October 30th, 2024 in opposition of this request.

Thank you,  
Samantha Wheeler

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 16, 2024 7:17 AM  
**To:** Spencer Hickman  
**Subject:** FW: Meeting for P24CU00007

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** janae wheeler <janaewgiggles1953@gmail.com>  
**Sent:** Tuesday, October 15, 2024 6:55 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Meeting for P24CU00007

You don't often get email from [janaewgiggles1953@gmail.com](mailto:janaewgiggles1953@gmail.com). [Learn why this is important](#)

**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.

Hello,

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

Thank you,  
Janae Wheeler

Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 16, 2024 7:17 AM  
**To:** Spencer Hickman  
**Subject:** FW: meeting invite request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Sheila Dobson <sdruch@att.net>  
**Sent:** Tuesday, October 15, 2024 10:05 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** meeting invite request

You don't often get email from [sdruch@att.net](mailto:sdruch@att.net). [Learn why this is important](#)

**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.

Hello;

Please send an invitation/link for the online meeting for the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal.

I am opposed to the proposal and cannot attend in person.

Thank you,

Sheila Dobson

7606 N Shaggy Tree Lane  
Tucson, AZ 85743

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Thursday, October 17, 2024 8:51 AM  
**To:** Spencer Hickman  
**Subject:** FW: P24cu00007 10510 W Massingale Rd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

**From:** Bobbi Stone <bobspot88@yahoo.com>  
**Sent:** Thursday, October 17, 2024 3:00 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** P24cu00007 10510 W Massingale Rd

**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.

We would like an invite to the meeting on 10/30/2024 regarding the tower proposal. We are opposed.  
Thank you,  
John and Bobbi Stone

[Yahoo Mail: Search, Organize, Conquer](#)

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Thursday, October 17, 2024 9:22 AM  
**To:** Spencer Hickman  
**Subject:** FW:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I forwarded meeting invite...he is opposed to CUP.

*Donna Spicola*

Donna Spicola  
Planner II  
Pima County Development Services  
Planning Department

---

**From:** Lucas West <lawest23@gmail.com>  
**Sent:** Thursday, October 17, 2024 8:57 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:**

You don't often get email from [lawest23@gmail.com](mailto:lawest23@gmail.com). [Learn why this is important](#)

**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.

Good Morning,

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.

Sincerely,  
Lucas West



## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Thursday, October 17, 2024 11:25 AM  
**To:** Spencer Hickman  
**Subject:** FW: Invite to P24CU00007

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I sent PZ invite...CUP opposition for your records.

*Donna Spicola*

Donna Spicola  
Planner II  
Pima County Development Services  
Planning Department

---

**From:** Shirie Hutchby <[shiriehutchby@gmail.com](mailto:shiriehutchby@gmail.com)>  
**Sent:** Thursday, October 17, 2024 10:13 AM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Subject:** Invite to P24CU00007

You don't often get email from [shiriehutchby@gmail.com](mailto:shiriehutchby@gmail.com). [Learn why this is important](#)

**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.

Hello,

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed for.

Thank you for your time,

Shirie Hutchby  
5209894344

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Friday, October 18, 2024 10:18 AM  
**To:** Spencer Hickman  
**Subject:** FW: request an invite

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
*Planner III*  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** robin msskitty <msskitty1@msn.com>  
**Sent:** Friday, October 18, 2024 9:30 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** request an invite

You don't often get email from [msskitty1@msn.com](mailto:msskitty1@msn.com). [Learn why this is important](#)

**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.

**I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed**

**Gods blessings**  
**Robin Nicholson and Keith Winans**

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 21, 2024 7:01 AM  
**To:** Spencer Hickman  
**Subject:** FW: P24CU00007 SWENSON-W. MASSINGALE ROAD

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

-----Original Message-----

**From:** Michael Ferraris <forest11321@gmail.com>  
**Sent:** Friday, October 18, 2024 3:08 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** P24CU00007 SWENSON-W. MASSINGALE ROAD

[You don't often get email from forest11321@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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.

Im writing to you because I protest against putting a wireless communication facility in my neighborhood Michael Ferraris Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Monday, October 21, 2024 3:31 PM  
**To:** Spencer Hickman  
**Subject:** FW: Proposed cell phone tower in Picture Rocks, Az

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

-----Original Message-----

**From:** Nancy Grosvenor <nm8418@gmail.com>  
**Sent:** Monday, October 21, 2024 1:12 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Proposed cell phone tower in Picture Rocks, Az

[You don't often get email from nm8418@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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 completely OPPOSED to building a giant cell phone tower in Picture Rocks. The location is totally inappropriate. If you lived in Picture Rocks, you would know that blighting the beautiful view of Panther Peak with a giant eye-sore, fake looking eucalyptus tree, would be a real insult and you wouldn't want it either.

Sincerely,  
Nancy Grosvenor

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 22, 2024 7:02 AM  
**To:** Spencer Hickman  
**Subject:** FW: Agenda item#7, 10/30/24 hearing, W Massingale Rd Cell tower case

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** Christine Stoner <chmast@comcast.net>  
**Sent:** Monday, October 21, 2024 4:49 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Agenda item#7, 10/30/24 hearing, W Massingale Rd Cell tower case

You don't often get email from [chmast@comcast.net](mailto:chmast@comcast.net). [Learn why this is important](#)

**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.

Hello,

I'm writing to express my concern about the cell tower proposed for W Massingale rd. T Mobile's map of cell phone coverage in this area is already 100%, what is gained by adding an additional tower? Why is this deemed necessary?

This proposed 80 ft tower will not only be an eyesore, it will also reduce property values in the immediate area. It will also block views of Saguro National Park west, especially of Panthers Peak.

It's apparent to me that there is no need for this and is opportunistic at best, therefore I object to the installation of this tower.

Sincerely,  
Christine Stoner  
Picture Rocks Resident

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 22, 2024 7:03 AM  
**To:** Spencer Hickman  
**Subject:** FW: Agenda Item #7, 10/30/24 hearing, W Massingale Rd Cell tower case

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

Planner III

Pima County Development Services

201 N. Stone Avenue, 1st Floor

Tucson, AZ 85701

520-724-6921

---

**From:** Shari Goss <gosslings3@gmail.com>  
**Sent:** Tuesday, October 22, 2024 3:05 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Agenda Item #7, 10/30/24 hearing, W Massingale Rd Cell tower case

You don't often get email from [gosslings3@gmail.com](mailto:gosslings3@gmail.com). [Learn why this is important](#)

**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 opposition to Agenda Item #7, the proposed cell tower on W Massingale Road. Frankly, I am confused about why this item is even on the agenda. What is the purpose of a Planning and Zoning committee if not to enforce existing codes and protected areas? Specifically:

- §18.07.030H – relating to landscape, community identity, preserving property values....
- §18.07.030H(4)(g) – relating to publicly maintained roads. Why should the residents, who are against this installation, pay to keep the road maintained for a profit-making tower.
- Three County protected xeroriparian areas and a protected wildlife habitat.
- County code requiring camouflage to blend in with native plants. I have yet to see a native Eucalyptus tree anywhere near the Sonoran Desert.

Please oppose this request. It is unnecessary and unwanted by the residents in this area.

Thank you for your work protecting our community!

Shari Goss

Picture Rocks, AZ

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 22, 2024 7:21 AM  
**To:** Spencer Hickman  
**Subject:** FW: Invite p24cu00007 10510w massingale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** Sherryl Volpone <sherryltrv@yahoo.com>  
**Sent:** Tuesday, October 22, 2024 7:04 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>; Thomas Drzazgowski <Thomas.Drzazgowski@pima.gov>  
**Subject:** Invite p24cu00007 10510w massingale

You don't often get email from [sherryltrv@yahoo.com](mailto:sherryltrv@yahoo.com). [Learn why this is important](#)

**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.

Hi,

I am asking for an invite to join and speak, to be sent to Andrew Campanelli at [ajc@campanellipc.com](mailto:ajc@campanellipc.com). if need be I can forward it to him.

He will be the only one speaking. Requesting maximum time for him.

Will there be a way the folks in person will be able to hear/see him?

Thank you

Sherryl Volpone

[Yahoo Mail: Search, Organize, Conquer](#)



## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Tuesday, October 22, 2024 10:29 AM  
**To:** Spencer Hickman  
**Subject:** FW: Agenda Item #7, 10/30/24 hearing, W Massingale Rd Cell tower case

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Terrill L. Tillman, AICP  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

-----Original Message-----

**From:** Janice Lacy <lacysplace@gmail.com>  
**Sent:** Tuesday, October 22, 2024 10:22 AM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Agenda Item #7, 10/30/24 hearing, W Massingale Rd Cell tower case

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.

Attention county commissioners  
I do not live in the immediate area  
However I am with 10 miles  
in the Picture Rock area  
Very close by

It's a natural area with a beautiful national park Saguaro National park west Please give attention to all the codes this tower would break Height Line of sight Non native camouflage Wildlife disruption Buffer zone of a National park Also this tower is not necessary as coverage exists in this area

Nothing in this area is higher than  
35 ft

The line of sight of saguaro National park west and panther peak would be marred by this obstruction With the height and non native camouflage Cell Coverage in this area is compete No problems with coverage exists in this area It would greatly affect wildlife in the area And be a eyesore and disruption to people living in this area The access road is not county maintained and subject to flooding Please give attention to numerous codes that would be broken if this tower is allowed Please give this your fullest attention !!!!

Do NOT allow this tower to be built

Sincerely  
Janice Lacy  
9555 w Tula pl  
Tucson Az 85743  
Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 23, 2024 7:18 AM  
**To:** Spencer Hickman  
**Subject:** FW: Request join hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** Ryan Lipphardt <[ryanlipp1980@yahoo.com](mailto:ryanlipp1980@yahoo.com)>  
**Sent:** Tuesday, October 22, 2024 9:34 PM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Subject:** Request join hearing

You don't often get email from [ryanlipp1980@yahoo.com](mailto:ryanlipp1980@yahoo.com). [Learn why this is important](#)

**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.

I would like to request to join the hearing about Oct 30 meeting for 10510 W Massingale Rd, T Mobile Tower proposal # P24CU00007.

Thx  
Ryan and Jessica Lipphardt  
10468 w massingale rd  
520-955-0608

Sent from my iPhone

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 23, 2024 7:19 AM  
**To:** Spencer Hickman  
**Subject:** FW: Oct. 30th meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*

*Planner III*

Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** PETER HNATH <onebadrhino@comcast.net>  
**Sent:** Tuesday, October 22, 2024 3:38 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:** Oct. 30th meeting

You don't often get email from [onebadrhino@comcast.net](mailto:onebadrhino@comcast.net). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed

There is no need for a cell tower on Massingale Road in Picture Rocks! We residents already have good cell signals without interruption. We do not need an unsightly and unnecessary cell tower harming our environment, blocking our views and degrading our property values.

Our tallest building is 2-story. This would be an 8-story nightmare hovering over our neighborhood. And who would maintain the road to it? The County doesn't since it's not a County road.

There is no excuse for putting this monstrosity in our neighborhood. But there is a reason – profit for the tower company and its customers. We residents unanimously don't want it and we are vehemently opposed to it!

Nancy Musgrave  
Picture Rocks

## Spencer Hickman

---

**From:** DSD Planning  
**Sent:** Wednesday, October 23, 2024 7:20 AM  
**To:** Spencer Hickman  
**Subject:** FW:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Terrill L. Tillman, AICP*  
Planner III  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
520-724-6921

---

**From:** Josh Hnath <jhnath1012@gmail.com>  
**Sent:** Tuesday, October 22, 2024 3:49 PM  
**To:** DSD Planning <DSDPlanning@pima.gov>  
**Subject:**

You don't often get email from [jhnath1012@gmail.com](mailto:jhnath1012@gmail.com). [Learn why this is important](#)

**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.

I would like an invite to the Oct 30th meeting for P24CU00007 10510 W Massingale Rd Tower proposal. I am opposed.