

AGENDA MATERIAL

DATE 3/7/23 ITEM NO. RA 42

Aliza Barraza

From: Spencer Hickman
Sent: Friday, March 3, 2023 10:45 AM
To: COB_mail
Subject: BOS Agenda 3/7/23 - Item #42 P22CU00020, COUNTY REALTY, L.L.C., ET AL. - N. 1st AVENUE - Letter of Opposition

Below is a letter of opposition for a case on the Board's agenda for March 7.

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From: Ilse Houle <[REDACTED]>
Sent: Sunday, February 19, 2023 4:40 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: Re: Public Hearing-Conditional Use Permit

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.

Regarding: P22CU00020 County Realty LLC, Et Al.- N. 1ST Avenue

Ladies and Gentlemen,

I am a neighbor of this planned project and unable to attend this meeting on March 7th as I am out of town.

This area, at the intersection of River and 1st Street, is slowly morphing into a fast-driving, nightly car and motorcycle racing kind of annoyance that disturbs people's sleep and peace of mind. And I have not mentioned yet nightly ambulance drive-bys with sirens howling.

Next, there is a Marijuana dispensary five minutes away on Stone and River Rd already. Why do we need another? It creates traffic jams at all hours next to the gas station and other businesses.

Further, another Marijuana dispensary was recently inaugurated in another part of town. This one, if approved, would make at least three.

If you intend for Tucson to become a mini Las Vegas you are well on the way. If, you lived here you would see the many homeless trying to beg for a living on all corners of the roads around this area daily. You would see homeless nightly trying to find accommodations for the night in the wash, under bridges, and in alleyways. You would see people's privacy being invaded through their windows and you would see drugs being sold.

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If you then also widen 1st Avenue, as has been suggested, to accommodate more businesses and more traffic then this will attract more people who indulge in this kind of behavior. And you are well on your way on creating a mini Las Vegas. Perhaps you might consider an entertainment district outside the city limits where bars, strip joints, music halls, gambling casinos, Marijuana dispensaries, and the like can be located?

Rather than more Marijuana dispensaries why not work on real, long-term improvement? Narrow the roads, make it safe to walk and bike and resuscitate rail service. And we need more parks. Meaningful work, education, and decent health and housing go a long way to satisfy the needs and bring respect to each other in our city. With more visibility of people outside crime will go down. It is a proven recipe that works in other parts of the world. And is my kind of vision for Tucson. As you can see I am not for another Marijuana dispensary being opened where people live. Thank you.

Sincerely,
I. Houle