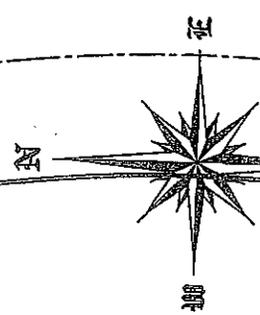


Curve Table			
No	Length	Radius	Central Angle
C1(C)	286.93	1008.09	16° 18' 29"
C2(C)	41.59	25.00	95° 18' 31"



Scale: 1" = 120'

**MJM CONSULTING, INC.**  
Land Planning and Development Services  
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-965-5021

**Schocket - Ina Road**  
APN: 108-05-1380  
Section 6, Township 13 South, Range 14 S,  
Pima County, Arizona

**Exhibit I-A.2b**  
**Boundary Map**

September 29, 2015

Re: The Schocket Rezoning on the property at the southeast corner of Ina Rd & 1<sup>st</sup> Ave

Dear Property Owner:

You are invited to attend a meeting to be held on Tuesday, October 13, 2015, at 6:30 pm in the Kino School at 6625 N. 1<sup>st</sup> Ave. The purpose of the meeting is to discuss the rezoning request that was recently submitted to Pima County affecting the property located at the southeast corner of Ina Road and N. 1<sup>st</sup> Avenue. The location of this property is depicted on the map which is enclosed.

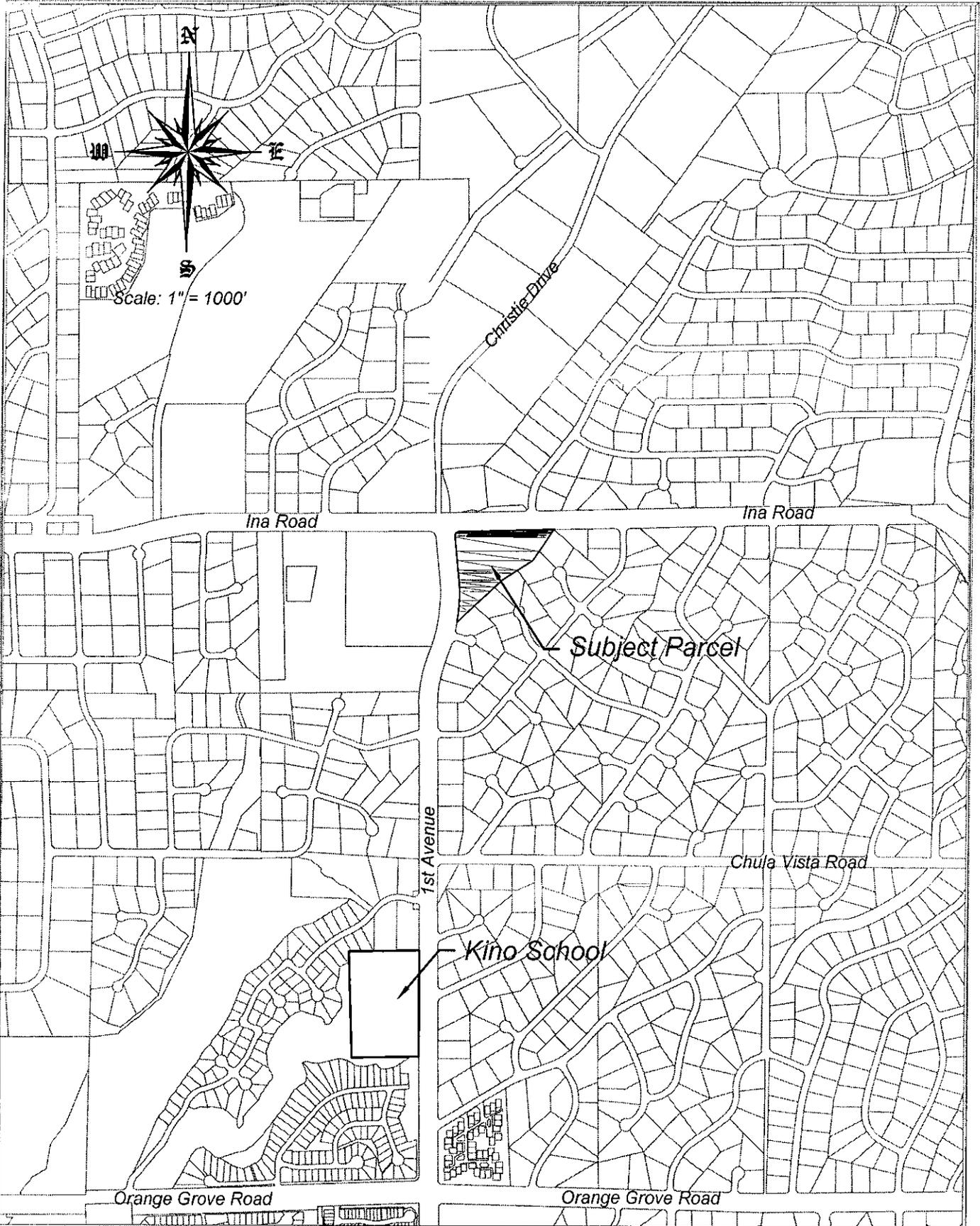
The request we have filed is to change the zoning designation from CR-1 to TR. At the meeting I will explain the TR zoning category, present the Office Project Site Plan, discuss how the Area Plan affects this project, make the Site Analysis Report available for your review, and answer your questions.

I look forward to your attendance at the meeting. Thank you.

Sincerely,



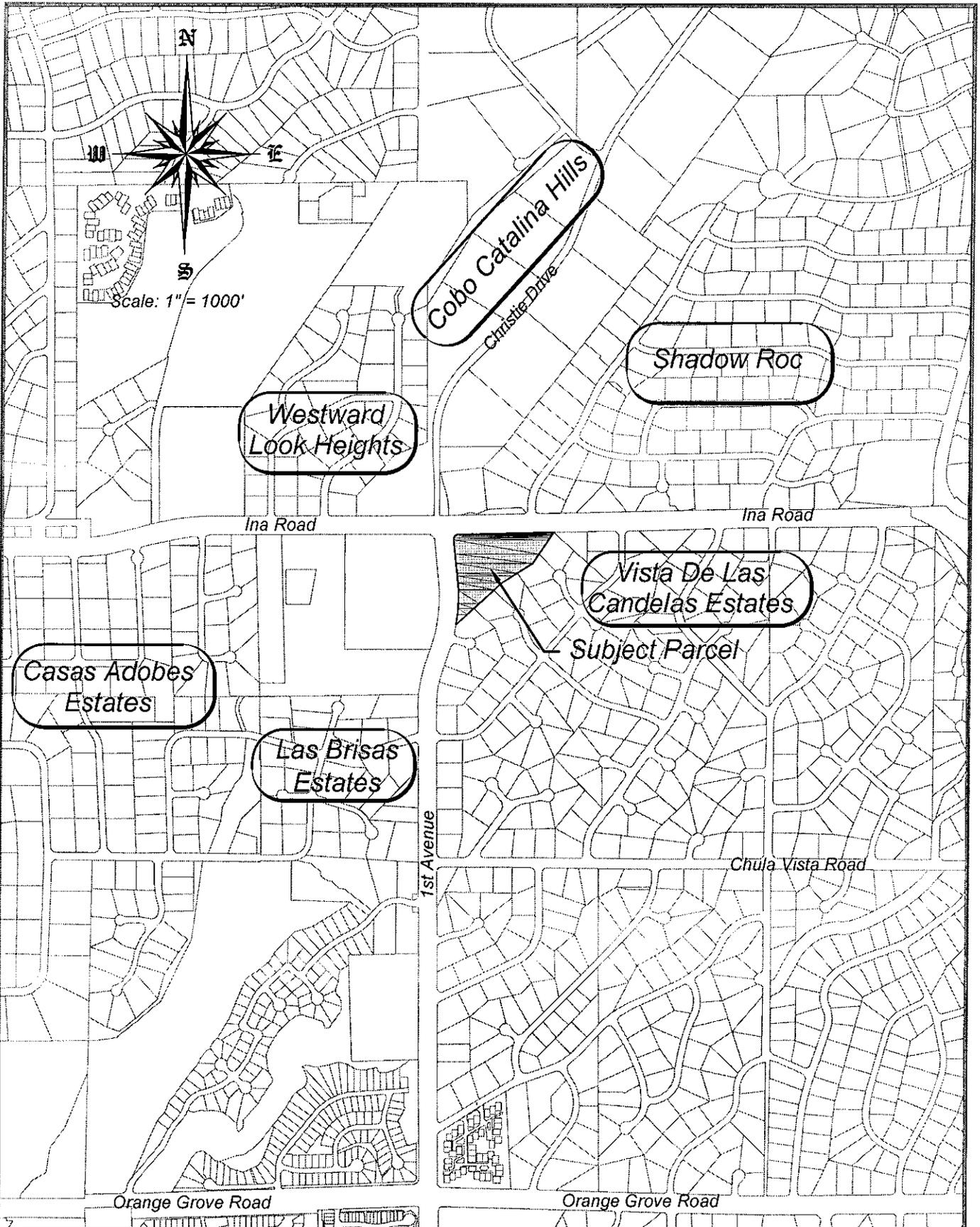
Michael Marks, AICP  
President

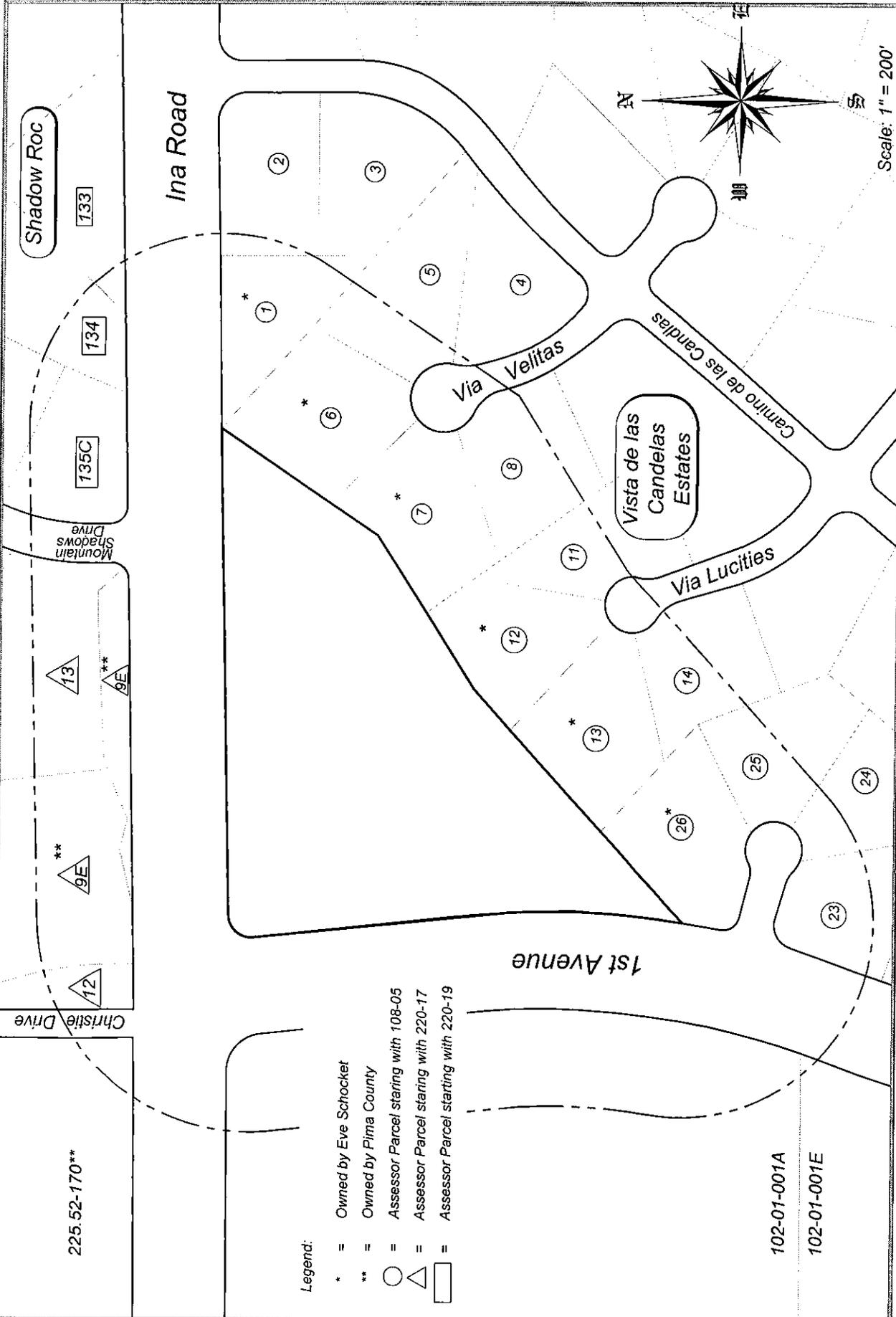


**MJM CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road  
 APN: 108-05-1380  
 Section 6, Township 13 South, Range 14 East,  
 Pima County, Arizona

Neighborhood Meeting  
 Location Map





Neighborhood Meeting  
Notification Map

Schocket - Ina Road  
 APN: 108-05-1380  
 Section 6, Township 13 South, Range 14 East,  
 Pima County, Arizona

**WJMI CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-485-5021

225.52-170\*\*

102-01-001A

102-01-001E

- Legend:
- \* = Owned by Eve Schocket
  - \*\* = Owned by Pima County
  - = Assessor Parcel starting with 108-05
  - △ = Assessor Parcel starting with 220-17
  - = Assessor Parcel starting with 220-19

Christie Drive

9E

13

9E

Mountain Shadows Drive

135C

134

Shadow Roc

133

Ina Road

Via Velitas

Vista de las Candelas Estates

Via Lucities

Camino de las Candelas

1st Avenue

2

3

1

5

4

6

7

8

11

12

13

14

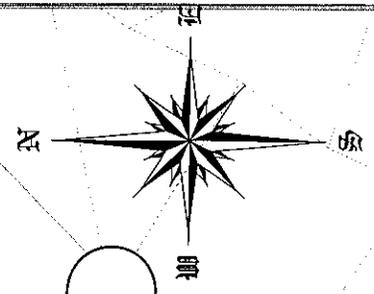
25

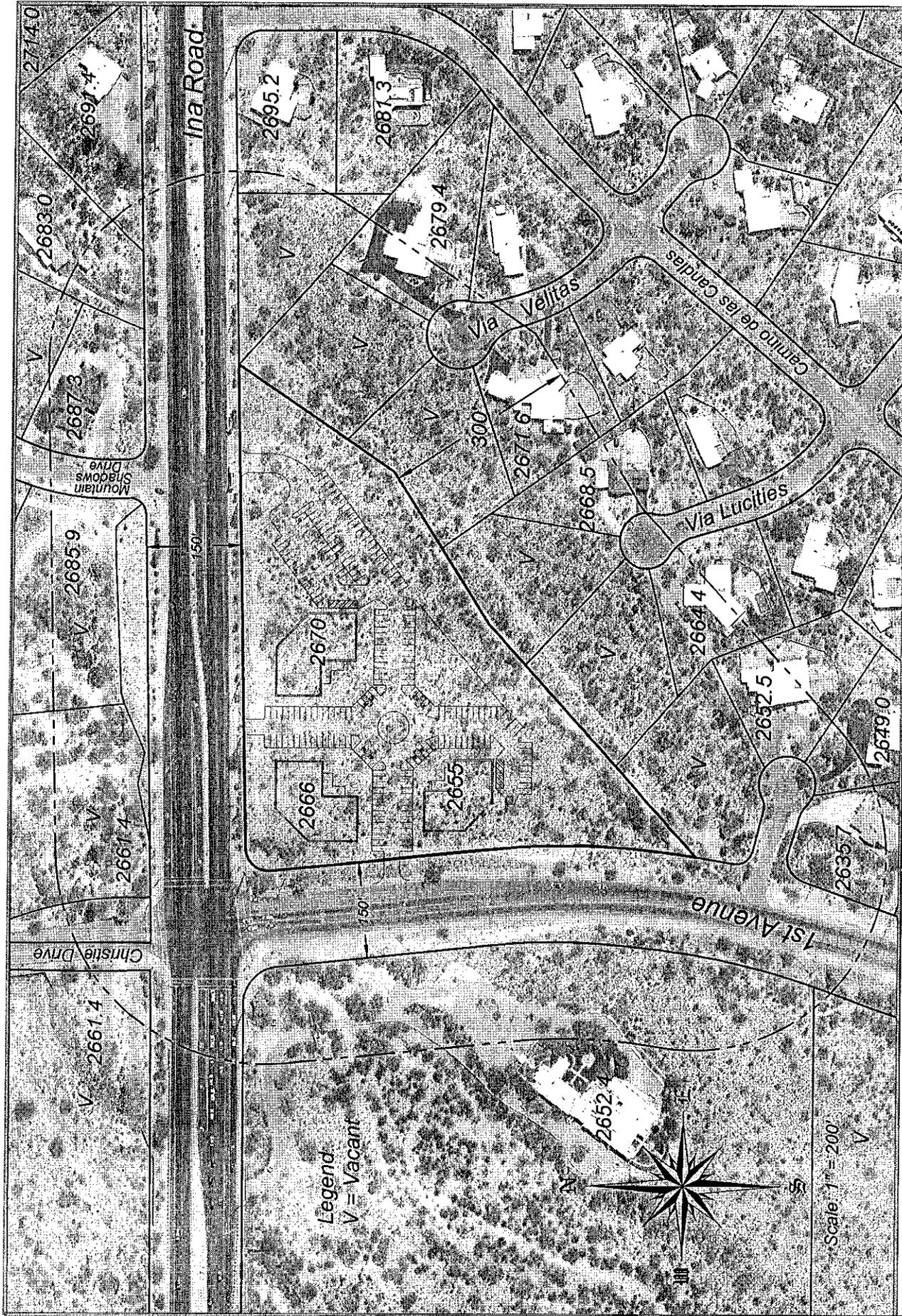
26

23

24

24





**MJM CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-9021

Schocket - Ina Road  
 APN: 708-05-1380  
 Section 6, Township 13 South, Range 14 East,  
 Pima County, Arizona

**Finished Grades and Elevations**

## Sue Morman

---

**From:** Richard Sarti <Richard.Sarti@tucsonaz.gov>  
**Sent:** Tuesday, September 08, 2015 5:34 PM  
**To:** Sue Morman  
**Subject:** P15RZ00006 Schrocket - East Ina Road Rezoning Review - Southeast Corner of 1st Avenue and Ina Road; Parcel 108-051380

Dear Ms. Morman:

Tucson Water has no comment specifically regarding the proposed rezoning of Parcel 108-051380 from CR-1 to TR.

However, the following points should be considered:

- 1) This parcel has been identified as being within an "expansion area" for potential City annexation. At this time, if the developer of this parcel were to apply for water service, they would be required to pursue a PADA (Pre-Annexation Development Agreement) prior to water service being granted.
- 2) Water lines in the project vicinity may need to be augmented at the developer's expense.
- 3) Water service rates are assigned per the zoning of the property.

If you have any questions or comments please contact me.

Richard A. Sarti, P.E.  
Tucson Water  
New Development-Engineering Manager



CITY OF  
TUCSON

TUCSON WATER  
DEPARTMENT

October 26, 2015

MJM Consulting, Inc.  
7002 E. 4th St.  
Tucson, AZ 85710

Attn: Michael Marks, AICP

**SUBJECT: Water Availability for project: SE corner of Ina Rd & 1st Avenue, APN: 108051380, Case #: WA1751, T-13, R-14, SEC-06, Lots: 9999, Location Code: UNI, Total Area: 6.7ac Zoning: CR-1**

### WATER SUPPLY

*Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.*

### WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

*Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

*This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at 791-4718.

Sincerely,

Richard A. Sarti, P.E.  
Engineering Manager  
Tucson Water Department

RS:ka  
CC:File



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • [www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)





October 28, 2015

Planning and Zoning Commission Meeting

- 6) **P15RZ00006 – SCHOCKET - INA ROAD REZONING #2**
- a. Total of public comment letters received on this project to date.

## Sue Morman

---

**From:** Ray & Carole Rogers <Ray-CaroleRogers@comcast.net>  
**Sent:** Tuesday, October 13, 2015 12:36 PM  
**To:** Sue Morman  
**Cc:** District1  
**Subject:** P15RZ00006 Schocket - East Ina Road Rezoning Review

Good afternoon:

We have some questions regarding the above referenced matter and are hoping you can answer them or direct us to the person who can.

1. Does the Transitional Zone for Offices exclude all other types of business?
2. Will a traffic impact analysis be required as part of the re-zoning?
3. Can alcohol be sold within this zoning?
4. How many more submittals will be required and will we have other opportunities to oppose future submittals.

Thank you for your help,

Ray & Carole Rogers

Re:

Marjorie Specktor

P15RZ00006, Pocket E Ina La

Attn: Sue Norman  
291 N. Stone a<sup>1st</sup> Floor  
Tucson, AZ. 85718

NOV 03 2015

Dear Sue,

Per our discussion entered to the  
above parcel of land at Ina and  
1st Ave,

I am against re-zoning it  
Commercial. I am concerned about  
Taxes, more traffic, as there is enough  
already.

It should stay residential.  
Safety of the neighborhood, depending on  
the business.

Sorry this is late, as husband in  
hospital.

Thank you for your time

Marjorie Specktor

915 E. Via Velitas  
Tucson, AZ 85718

October 29, 2015

Supervisor Ally Miller  
Pima County Development Services  
201 N. Stone Avenue  
2nd Floor – Planning Division  
Tucson, AZ 85701

Re: P15RZ00006 – SCHOCKET – EAST INA ROAD REZONING #2

Dear Ms. Miller,

I am writing regarding zoning case P15RZ00006 which I understand was discussed at the Pima County Planning and Zoning Commission on October 28, 2015. Regrettably, I was be unable to attend the meeting in person, as I am an Army Reservist presently serving on active duty at Fort Sam Houston, Texas. I sent a letter to your office in regards to that hearing, but I understand that it was not considered by the Commission. I am a resident of 7001 N. Camino de las Candelas, Tucson, Arizona, in the neighborhood immediately adjoining the proposed rezoning area and within the 300 feet notice zone.

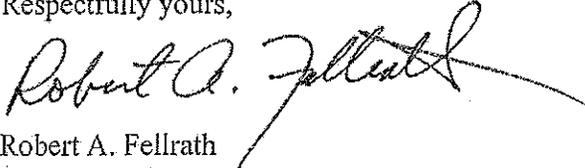
I strongly oppose this attempt to change the zoning of the property at the corner of Ina Road and First Avenue from CR-1 to TR. While I have not been home in recent months to discuss this matter directly with my neighbors due to my military service, I have exchanged emails and text messages with them. I believe that the majority of my neighbors also oppose this change.

When I was looking for a home in Pima County in 2008 and 2009, one of the things that attracted me to the Vista de las Candelas Estates area was the fact that it was zoned for single family housing. I am deeply disappointed at the prospect of living and raising my children adjacent to a commercially zoned (transitional) area. In addition to the increased noise that the proposed commercial development will bring to the neighborhood, it will result in an increase in traffic in an already busy intersection. It also will increase the light pollution in our neighborhood. Lastly, I fear that this proposed zoning change will adversely affect my home's property value. At a minimum, it will not increase the property value.

While I understand Ms. Schocket's desire to rezone her land and maximize the profit on her investment, it comes at the expense of the Vista de las Candelas homeowners, all of whom purchased their property when this area was zoned for single family housing only. Furthermore, my understanding is that the Zoning Commission expressed the belief that Ms. Schocket's land is no longer suitable for single family housing due to its location and the traffic development over the years. That assumption is flawed. Quite recently, homeowners purchased land on the northeast corner of the Ina/First Avenue intersection and built a new single family home. To suggest that Ms. Schocket's property is no longer viable for development of single family housing when the property directly across the street just built a new home is specious.

I request that you reject the proposed rezoning. I appreciate the opportunity to be heard on this matter in my absence.

Respectfully yours,

A handwritten signature in cursive script that reads "Robert A. Fellrath". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Robert A. Fellrath  
N. Camino de las Candelas Homeowner

October 22, 2015

Supervisor Ally Miller  
Pima County, District 1  
130 W. Congress 11th Floor  
Tucson, AZ 85701

Re: P15RZ00006 – SCHOCKET – EAST INA ROAD REZONING #2

Dear Ms. Miller,

I am writing regarding zoning case P15RZ00006 which I understand will be discussed at the Pima County Planning and Zoning Commission on October 28, 2015. Regrettably, I will be unable to attend the meeting in person, as I am an Army Reservist presently serving on active duty at Fort Sam Houston, Texas. I am a resident of N. Camino de las Candelas, the neighborhood immediately adjoining the proposed rezoning area and within the 300 feet notice zone.

I strongly oppose this attempt to change the zoning of the property at the corner of Ina Road and First Avenue from CR-1 to TR. While I have not been home in recent months to discuss this matter directly with my neighbors due to my military service, I have exchanged emails and text messages with them. I believe that the majority of my neighbors also oppose this change.

When I was looking for a home in Pima County in 2008 and 2009, one of the things that attracted me to the Vista de las Candelas Estates area was the fact that it was zoned for single family housing. I am deeply disappointed at the prospect of living and raising my children adjacent to a commercially zoned (transitional) area. In addition to the increased noise that the proposed commercial development will bring to the neighborhood, it will result in an increase in traffic in an already busy intersection. Lastly, I fear that this proposed zoning change will adversely affect my home's property value. At a minimum, it will not increase the property value.

I request that you reject the proposed rezoning. I appreciate the opportunity to be heard on this matter in my absence.

Respectfully yours,

  
Robert A. Fellrath  
N. Camino de las Candelas Homeowner

Copy furnished:  
Pima County Planning and Zoning Commission

William Garrity  
Garrity Family Trust  
7020 N 1<sup>st</sup> Ave  
Tucson AZ 85718

10/15/15

Supervisor Ally Miller,

I am writing to tell you of my strong opposition to the proposed re-zoning of the southeast corner of the Ina Road / 1<sup>st</sup> Ave intersection. All property surrounding this parcel has already been developed under the current zoning of SR single-family and that is how this property should be developed.

The value of my property would drop immediately as well as the unsightly towers of 24 hour lighting. The entire hillside would need drastic site engineering that would alter the atmosphere of the entire neighborhood.

The current zoning matches all neighborhoods on all sides and that is how this property should be developed.

*William Garrity*

Dear Supervisor Ally Miller, 10-15-2015

I am in opposition of the reasoning from  
SR to TR. Please note case number  
P15R2 00006 - Schocket.

Tally R Fletcher

OCT 16 2015

11:25am  
Attorneys

10/16/15

To: Planning and zoning Commission

RE: Rezoning request of Elvis Schocket  
P15R200006 SHOCKET - EAST INA  
ROAD REZONING #2

My name is James Kelley, I live at 7130 N. Cam, de las Cardenas, I received a formal notice on Wednesday October 14<sup>th</sup> of this public Hearing. I became aware of this request for rezoning from a neighbor 1 week before. Also I was told of a meeting with M J M Consulting from another neighbor. I went to this meeting and listened to what was said. Mr. Marks showed some maps of proposed change. He showed a map that showed 300' distance to adjoining properties unlike the one I received from Pima County. The one Pima County showed ~~was~~ included part of my lot. Mr. Marks drawing was measured from his proposed project not from property line. This confuses me.

others at his meeting did not think their property fell into that 300' zone ~~because~~ because of his map.

Another concern I have with this development is added traffic to Camino de las Candelas. This ~~is~~ is a street that can connect 1st Ave to INA if people choose to. We have a school bus stop on this street which the added traffic will affect.

I would like to hear these concerns at the public hearing on the 28<sup>th</sup>  
~~\*AT THIS TIME I AM AGAINST THIS REZONE\*~~

Thank you

James Kelley  
James Kelley

7130 N. Camino de las Candelas  
Tucson AZ

October 14, 2015

Pima County development Services Department, Planning Division  
201 North Stone Ave. second floor, Tucson, AZ 85701



Subject: case # P15RZ00006/Schocket/East Ina Road rezoning #2

We are writing in opposition to the subject rezoning request.  
Our property is located at 7030 N. 1<sup>st</sup>. Ave., within the 300 ft. notification area.

We have lived at this address for 24 years and enjoyed the suburban ranch zoning with large parcels, quiet atmosphere and less congestion. The subject proposal will obstruct great mountain views, starlit night skies, cause traffic congestion and create the hubbub of an adjacent business center.

The subject zoning request will change all of the great amenities that make this neighborhood a wonderful place to live.

*Albert W. Johnson*  
*Vivian E. Johnson*

Johnson Family Trust,  
Trustees, Albert W. & Vivian E. Johnson,  
7030 N. 1<sup>st</sup>. Ave., Tucson, AZ 85718

Laurinda Queen Burleson  
7110 N. Camino de las Candelas  
Tucson, Arizona 85718  
Telephone and Fax: (520)-297-0303  
E-Mail: [eggutucson@gmail.com](mailto:eggutucson@gmail.com)

October 1, 2015

Supervisor Ally Miller, District #1  
Pima County Development Services  
201 N. Stone Ave.  
2<sup>nd</sup> Floor Planning Division  
Tucson, Arizona 85701

Re: Case No. P15RZ00006

Dear Supervisor Miller:

I am absolutely **OPPOSED** to the proposed zoning change for the southeast corner of First Avenue and Ina Road north of Tucson.

My family has lived on Camino de las Candelas since 1967. This is a quiet residential neighborhood. An office complex at the First and Ina corner would be terribly disruptive to the entire area and would ruin the character of this region. The hundreds of families that live in this area would lose one of the main reasons (the quiet neighborhood) to live here. The proposed complex does not fit this area.

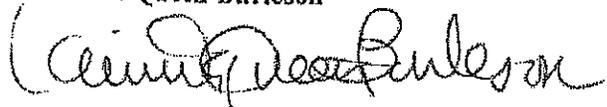
The traffic at First and Ina is already difficult, with backups from Oracle road past First Avenue during some hours. There is no easy ingress and egress for this proposed complex, adding to an already hazardous traffic situation. The condition of First Avenue is bad; more traffic will make this poor roadway worse.

There is no need for yet another office complex on First Avenue. A drive up and down First Avenue reveals empty buildings, closed businesses, and empty space. Why can we not renovate some of these empty spaces before creating more buildings? There is no need for additional commercial buildings ruining this area.

The corner for the proposed rezoning is a hill of beautiful desert landscape, with mature saguaros and other cacti, a deep wash at the rear (in danger of erosion by the proposed changes), and a lovely area showing what Tucson *used to* look like. Must we bulldoze every native area that defines our beautiful city for yet another unneeded and unwanted office complex? Can't we let some natural areas remain for future generations?

Please **DO NOT** approve the proposed zoning changes. Thank you.

Sincerely,  
Laurinda Queen Burleson



October 8, 2015

To: Supervisor Ally Miller, District #1  
Pima County Development Services  
201 N. Stone  
2<sup>nd</sup> Floor Planning Division  
Tucson, AZ 85701  
Case#P15RZ00006-Schocket

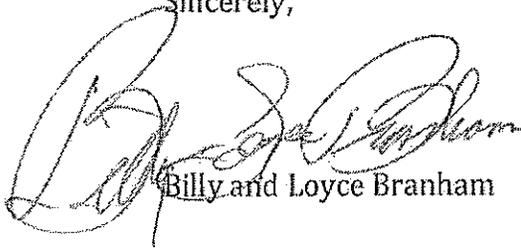
I am writing this letter in protest to the proposed rezoning that will affect the properties located near the southeast corner of Ina Road and 1<sup>st</sup> Avenue.

Our property, 815 E. Via Lucitas 85718, is adjoining the proposed development of native desert to construct two office buildings. Right now, our property has very nice views, and has the feeling of a quiet residential neighborhood. This will completely change if the zoning change is approved.

The proposed construction will undoubtedly alter the landscape and the overall character of the entire neighborhood, and our property will receive the worst consequences. Further, our property values, with large buildings staring us in the face, will undoubtedly fall.

We and the nearby residents ask that you decline the rezoning proposition on the grounds that our neighborhood will be adversely affected in multiple ways. Please consider our concerns and the impact on our lives in making your decisions.

Sincerely,



Billy and Loyce Branham

October 8, 2015

To: Supervisor Ally Miller, District #1  
Pima County Development Services  
201 N. Stone  
2<sup>nd</sup> Floor Planning Division  
Tucson, AZ 85701  
Case#P15RZ00006-Schocket

I am writing this letter in protest to the proposed rezoning that will affect the properties located near the southeast corner of Ina Road and 1<sup>st</sup> Avenue.

Our property, 920 E. Via Lucitas 85718, is adjoining the proposed development of native desert to construct two office buildings. Right now, our property has very nice views, and has the feeling of a quiet residential neighborhood. This will completely change if the zoning change is approved.

The proposed construction will undoubtedly alter the landscape and the overall character of the entire neighborhood, and our property will receive the worst consequences. Further, our property values, with large buildings staring us in the face, will undoubtedly fall.

We and the nearby residents ask that you decline the rezoning proposition on the grounds that our neighborhood will be adversely affected in multiple ways. Please consider our concerns and the impact on our lives in making your decisions.

Sincerely,

A handwritten signature in black ink, appearing to read "Billy Branham". The signature is stylized and cursive.

Billy Branham  
Branham Tabernacle Church

Alex & Setareh Duquette  
7284 N. Christie Dr.  
Tucson, AZ 85718  
September 2, 2015

Ally Miller  
Pima County Supervisor  
Pima County Development Services, District Number 1  
201 N. Stone/2<sup>nd</sup> Floor-Planning Division  
Tucson, AZ 85701



Dear Ally Miller,

This letter is in reference to the proposed commercial development located on the southeast corner of Ina Road and First Avenue (**P15RZ00006 Schocket - East Ina Road Rezoning Review**). My husband and I drove through this intersection on Sunday August 30<sup>th</sup>, 2015 to find a commercial real estate marker placed at the intersection advertising this lot for sale. After much research and many phone calls on Monday, we then found out that it is currently zoned for residential (CR-1), but in process to try to change zoning to transitional (TR).

We write this letter in hopes to sway the committee's opinion towards voting against developing this plat of land into commercial. We recently had our dream home built on the Northeast corner of this intersection, and would not have done so if there was a business development on the adjacent corner.

- The appeal to this Foothills intersection is NO commercial/Office developments in the close vicinity.
- The privacy and selection currently provided would be taken away.
- My husband's office is at Skyline and Campbell, and they have had continues vacancies in that Class A professional office space, as well as still vacancies at the Pima Canyon/Skyline development. We very obviously do not need more office or medical buildings right in this area
- There will be a drastic increase in both traffic and traffic noise for all neighbors in the vicinity
- Would take away from the visual beauty of being in the desert by the mountain without any commercial developments in sight

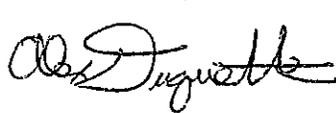
- Light pollution: Additional lights (in the parking lot and all around three 1200 sq. /ft. buildings) which would take away from seeing the stars at night.
- We are facing a potential decrease in property value.

We are not asking to stop any development of this land. We are fine with proceeding with a residential development. We are simply asking to not approve a change of zoning over to a Transitional Zone and continue to keep this area of our beautiful foothills community the way it should be, natural and as undeveloped with businesses as much as possible. We appreciate the opportunity to make our voices heard.

Thank you for your consideration in this matter.

Sincerely,

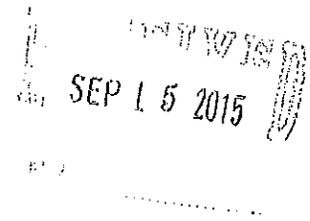
Alex & Setareh Duquette

 9/8/15

 9/8/15

September 10, 2015

Stephen Smith  
920 East Via Velitas  
Tucson, AZ 85718



P15RZ00006 Schocket- East Ina Road Rezoning Review

Ms Ally Miller,

It has come to our attention that the said property is projected for rezoning.

Our family home joins the said property. My grandfather purchased our home in 1965. We adamantly oppose the decision to change the zoning as it would be an intrusion to our privacy, increase crime, noise, traffic, not to mention the adverse effect on our property value. For ourselves and our three adjoining neighbors the prospect of having patrons of this development staring into our windows from close range is VERY disheartening . If you are a home owner yourself I'm sure you can understand our concerns.

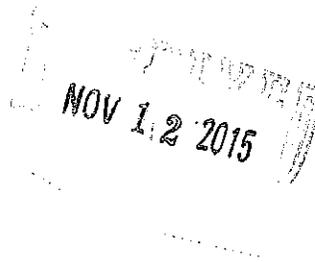
We look forward to talking with you at the hearing on October 28.

Respectfully,  
Stephen Smith

Cybelle Egan  
7001 N Camino de las Candelas  
Tucson, AZ 85718

November 2, 2015

Pima County Supervisors  
Pima County Development Services  
201 N. Stone  
2nd Floor Planning Division  
Tucson, AZ 85701



Dear Pima County Supervisors,

I am writing regarding zoning case P15RZ00006 Schocket-Ina Road which will go before the board in the coming weeks. As a property owner within the 300' radius, I strongly oppose the attempt to change 7.37 acres from zoning CR-1 (Single Residence) to TR (Transitional).

I have several concerns, the first of which is the way information has been shared with myself and my neighbors. Some neighbors within the 300' foot notice zone did not receive an official notice from Pima County prior to the October 28, 2015 Planning and Zoning Commission Public Hearing. Several neighbors within the 300' radius who did receive official notice received it on Thursday, October 15 with a deadline to submit materials by Friday, October 16 to be included in the agenda book. As a result they did not have time to respond. The developer held a public meeting on October 13, 2015 but several neighbors were not notified of this meeting and therefore could not attend. Per section F. Advertising and notification of the document Pima County Rezoning Application and Site Analysis Requirement, "Planning staff advertises the public hearings in the newspaper, notifies all owners within the notification area, and posts a notice of public hearing on the property to be rezoned." To our knowledge, nothing is currently posted on the property and as noted above, there have been problems with notices.

I encourage the board to deny the change in zoning, or continue this case until a dialogue between neighbors and the property owner can be had.

We, as surrounding property owners, have several concerns we would like to discuss. This is a beautiful natural desert landscape with a large wash and we are concerned about environmental impact to the plants and animals especially the 150 mature saguaro cactus which will be affected. We also have strong concerns around traffic safety. The Ina Road and First Avenue intersection is already very busy and we have concerns about three egresses (two onto Ina and one onto First Ave.) adding to an already congested area, especially those trying to use the left turn lanes on First Ave. to turn West on Ina towards Oracle Road. This is already a difficult turn to make when coming from the east side of the First Avenue. While I strongly oppose any rezoning, most troubling in the proposed transitional zone is the fact that it includes other uses such as hotel and motel development. At a minimum I would like a condition placed on the rezoning that the only allowable use is for one story offices and that no other category/ permitted use within the Transitional zone designation is ever allowed.

I would like to point out that I do support responsible development and understand that this property owner has a right to develop this property within the existing CR-1 zoning designation. We are happy to have single family residences or other buildings allowed within the current zoning and would enjoy welcoming new neighbors to a neighborhood we love and where many of us have lived since the houses were built in the early 1960s. We would also like to point out that there is a lot of office space recently built in this area including an office plaza of over 10,000 square feet on N. Pima Canyon Drive which has yet to find tenants and vacancy rates indicate there is an oversupply of office space in this area.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Cybelle Egan', with a large, stylized flourish at the end.

Cybelle Egan

Vista de las Candelas Property owner

Name: JOHNNY W. BONE  
Address: 930 VIA VELITAS  
TUCSON, AZ 85718

Date: 11-5-15

Supervisor Ally Miller, District #1  
Pima County Development Services  
201 N. Stone  
2nd Floor-Planning Division  
Tucson, AZ 85701

Dear Supervisor Miller,

I am writing regarding zoning case P15RZ00006 Schocket-Ina Road which will go before the board in the coming weeks. As a property owner within the 300' radius, I strongly oppose the attempt to change 7.37 acres from zoning CR-1 (Single Residence) to TR (Transitional).

I encourage the board to deny the change in zoning, or to continue this case until a dialogue between neighbors and the property owner can be had.

We, as surrounding property owners, have several concerns we would like to discuss and have not yet had an opportunity to do so because we have not been notified. This is a beautiful natural desert landscape with a large wash and we are concerned about environmental impact to the plants and animals especially the 150 mature saguaro cactus which will be affected. We also have strong concerns around traffic safety. The Ina Road and First Avenue intersection is already very busy and we have concerns about three access points (two onto Ina and one onto First Ave.) adding to an already congested area, especially those trying to use the left turn lanes on First Avenue to turn West on Ina towards Oracle Road. This is already a difficult turn to make when coming from the east side of the First Avenue. Lastly, we are also very concerned that hotel and motel development is included in the Transitional TR zoning designation. While the current development plan projects an office development on the property, once the property is rezoned, there is nothing to prevent either the developer or future owners from constructing other TR authorized uses, such as hotel/motel or apartment complexes on the property. Such changes would irrevocably damage the neighborhood and change its character.

I do support responsible development and understand that this property owner has a right to develop this property within the existing CR-1 zoning designation. We are happy to have single family residences or other buildings allowed within the current zoning.

Respectfully yours,

Signature:

*Johnny W Bone*  
Name: JOHNNY W. BONE

Pima County Resident and Property Owner

Name: Ron & Darlene Jorgensen  
Address: 920 E. VIA LUCIFAS  
T/A 85718

Date: Nov. 9, 2015

Supervisor Ally Miller, District 1  
Pima County Development Services  
201 N. Stone  
2nd Floor Planning Division  
Tucson, AZ 85701

RECEIVED  
NOV 18 2015  
BY: .....

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I encourage the board to deny the change in zoning, or to continue this case until a dialogue between neighbors and the property owner can be had.

We, as surrounding property owners, have several concerns we would like to discuss and have not yet had an opportunity to do so because we have not been notified. This is a beautiful natural desert landscape with a large wash and we are concerned about environmental impact to the plants and animals especially the 150 mature saguaro cactus which will be affected. We also have strong concerns around traffic safety. The Ina Road and First Avenue intersection is already very busy and we have concerns about three access points (two onto Ina and one onto First Ave.) adding to an already congested area, especially those trying to use the left turn lanes on First Avenue to turn West on Ina towards Oracle Road. We are also very concerned that hotel and motel development is included in the Transitional TR zoning designation and would like a condition to be placed that there be no other use in the Transitional zone other than office space including but not limited to CR-3 Single Residence Zone or CR-4 Mixed-Dwelling Type Zone and CR-5 Multiple Residence Zone be allowed.

I do support responsible development and understand that this property owner has a right to develop this property within the existing CR-1 zoning designation. We are happy to have single family residences or other buildings allowed within the current zoning.

Respectfully yours,

Signature:



Name: Ron Jorgensen



DARLENE R JORGENSEN

Pima County Resident and Property Owner

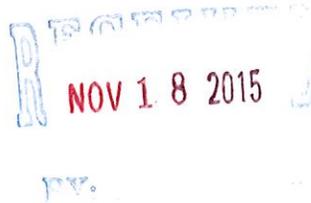
Raymond and Carole Rogers

821 Via Linterna

Tucson, AZ 85718

November 12, 2015

Supervisor Ally Miller, District #1  
Pima County Development Services  
201 N. Stone  
2nd Floor-Planning Division  
Tucson, AZ 85701



Dear Supervisor Miller,

I am writing regarding zoning case P15RZ00006 Schocket-Ina Road which will go before the board in the coming weeks. As a property owner in the surrounding neighborhood, I strongly oppose the attempt to change 7.37 acres from zoning CR-1 (Single Residence) to TR (Transitional).

I encourage the board to deny the change in zoning, or to continue this case until a dialogue between neighbors and the property owner can be had.

We, as surrounding property owners, have several concerns we would like to discuss and have not yet had an opportunity to do so because we were not notified at the same time as the residents in the 300' zone. This is a beautiful natural desert landscape with a large wash and we are concerned about environmental impact to the plants and animals especially the 150 mature saguaro cactus which will be affected. We also have strong concerns around traffic safety. The Ina Road and First Avenue intersection is already very busy and we have concerns about three access points (two onto Ina and one onto First Ave.) adding to an already congested area, especially those trying to use the left turn lanes on First Avenue to turn West on Ina towards Oracle Road. This is already a difficult turn to make when coming from the east side of First Avenue. We are also concerned that traffic coming out onto Ina wanting to go back south will cut through on Camino de las Candelas. This is a residential street with a school bus stop and we think additional traffic will be a hazard not only to the children waiting for the bus but for residents trying to get out of their driveways.

Lastly, we are also very concerned that hotel and motel development is included in the Transitional TR zoning designation. While the current development plan projects an office development on the property, once the property is rezoned, there is nothing to prevent either the developer or future owners from constructing other TR authorized uses, such as hotel/motel or private clubs on the property. Such changes would irrevocably damage the neighborhood and change its character.

I do support responsible development and understand that this property owner has a right to develop this property within the existing CR-1 zoning designation. We are happy to have single family residences or other buildings allowed within the current zoning.

Respectfully yours,

Raymond Rogers

Carole Rogers

Pima County Residents and Property Owners