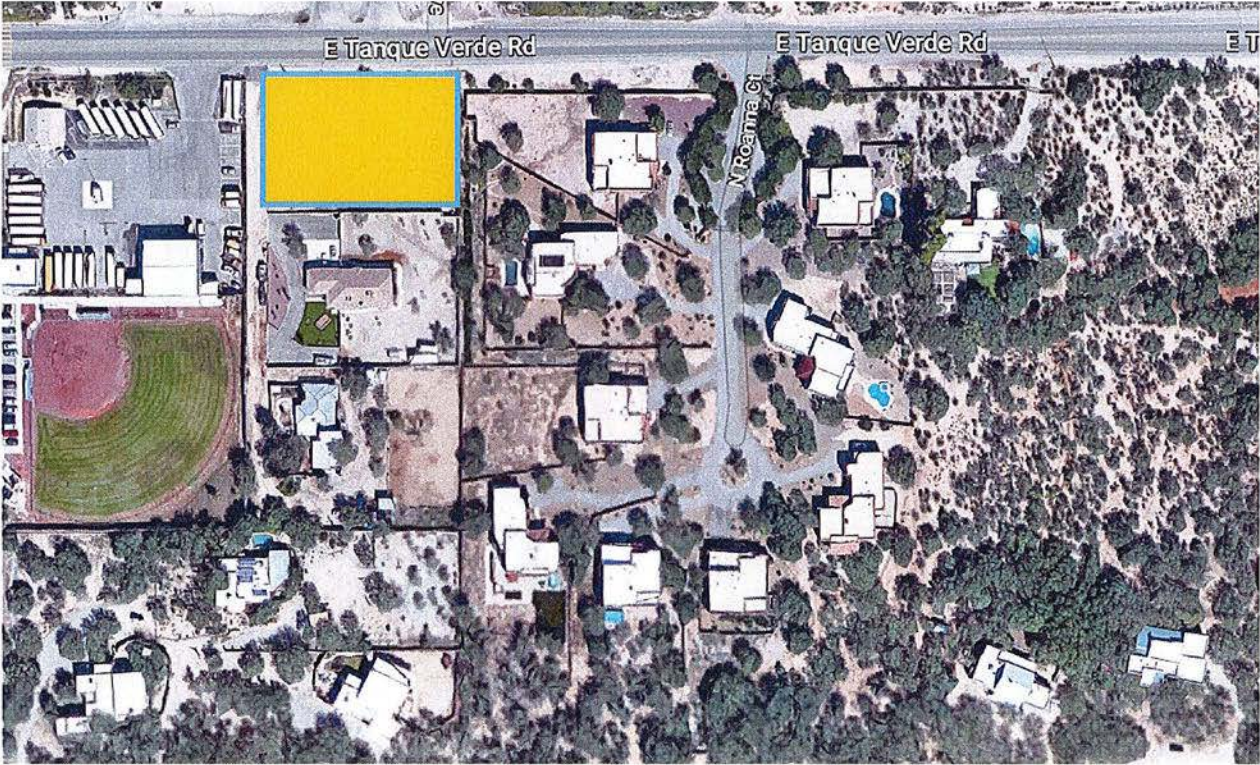


Density Statement and photos









Thank you for the opportunity to speak with you this morning.

Tanque Verde began as a small community, remote from the City, and was settled by ranchers back in the mid 1800's. Today, most of Tanque Verde is still home to large acre plots where we have a strong equestrian presence. While Tucson has increased its population significantly over the years, Tanque Verde has grown at a much slower rate. It's no secret that much of the land in Tanque Verde is in covenants, which are meant to dictate its land-use, and were put in place to control growth and to ensure land preservation. Picture 1 shows an aerial view of our Tanque Verde neighborhood.

The proposed development is uncharacteristic for the Tanque Verde Valley, is not part of a cohesive plan to introduce higher density housing to the Tanque Verde Valley, and is not an appropriate transition from low-density rural residential to medium-density residential. The nearby residential properties are also low-density Suburban Ranch and RX-1 (1+ acres per parcel). Picture 2 shows 17 homes being impacted by this proposal.

The Mariani project of 4 rental units on 3/4 acres is characteristic of improper spot zoning. There are literally no multi-family houses in this area within a 5 mile perimeter. The density proposed is contrary to Pima County's comprehensive plan that governs much of the surrounding areas. The density also is inconsistent with the other nearby neighborhoods. Pictures 3 & 4 show 3 homes bordering the proposal parcel for development.

As seen in the photo, this neighborhood consists of homes with 1+ acres and 2000+ square feet homes. While Mr. Mariani stipulated that there are 68 alternative options for building on RCV zoned land, there are 2 that he didn't address:

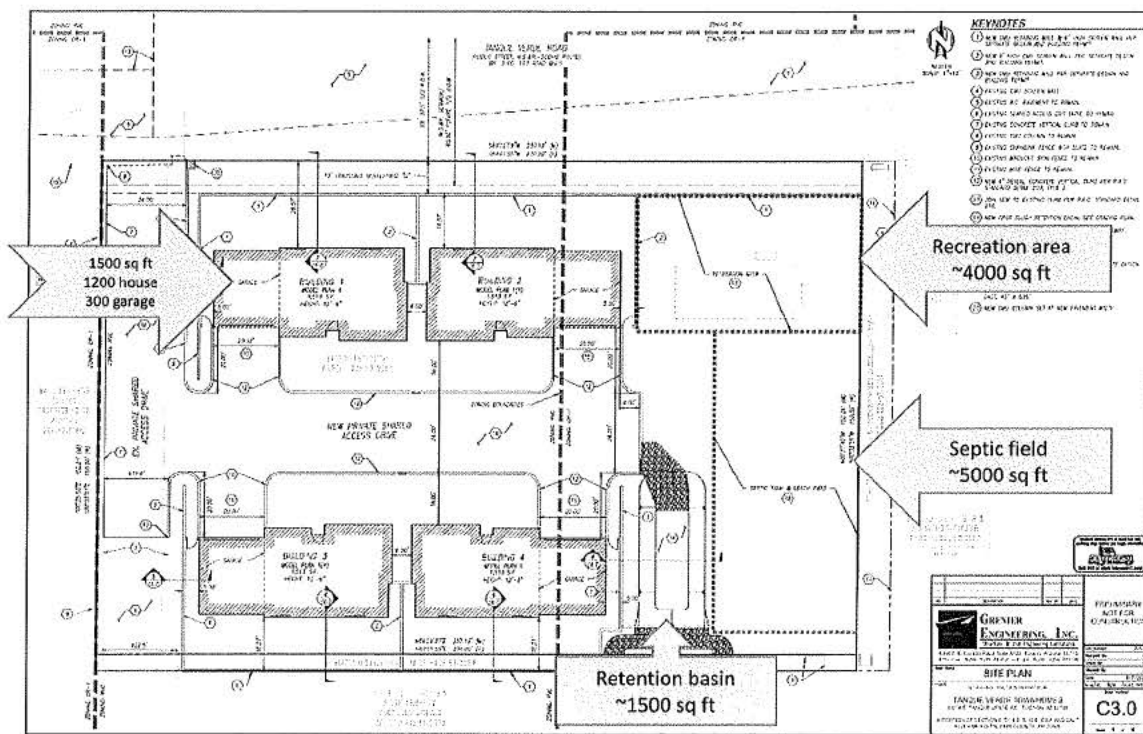
1. Build 2 houses with 2000+ square feet and an actual back yard
2. Build 1 house

Both of these options are profitable and feasible without risking the character of the neighborhood.

This valley was originated as "ranch-style" to accommodate those citizens who preferred the livestock/equestrian lifestyle and maintains that culture today.

We ask that you reject this proposal.

PHOTOGRAPHY BY CHUCKIE



Parcel ~32670 square feet (3/4 acre) with ~16550 allocated in designated building areas. Roughly 65% of the remaining land will be used for vehicles and 35% for native vegetation. Really?

Density Statement: Each home is on appx one acre



Closer view



**Mariani proposal:
4 on 3/4 acre**



Agenda: 33

**P23CU00001 Mariani
Conditional Use Permit**



CK



Hi, my name is Meredith Bradford and my home is adjacent to the proposed project site. One of my biggest concerns is flooding. The builder's plan says only 13% of the land will be developed but that doesn't include the parking areas which is roughly 65% of the remaining area.

There is a very large drainage pipe that empties out along our neighborhood. On August 2nd 2021 we watched as this flooding took out our neighbors wall and flooded their house. For us, it flooded our entire back yard. That specific night my husband and I were outside in water up to our knees diverting water away from our house so our house didn't flood as well. The next morning we assessed our damages, we had minimal water damage in our home on the northside as well as ruining parts of our pool equipment from all the dirt and sand filling our pool. If they develop the proposed project site with 4 units and all the pavement they are proposing, where is this water going to go? I propose a flood assessment be conducted prior to allowing this site to be built on.

We ask you to reject this proposal.

Divina Echanove

From: J. Trego [REDACTED] >
Sent: Monday, April 3, 2023 2:13 PM
To: COB_mail
Subject: URGENT: Materials for Agenda #55 PCBOS Meeting April04 (#3)
Attachments: Tank_FloodHazards.jpg; Tank statement_flooding.pdf

Importance: High

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.

Dear Melissa,
Please accept my apologies, here is one additional set of materials that I forgot to attach. Would you please ensure that the Board members receive these materials as well? This is email #3.

Attachments / email 3: Tank lyer: Flooding statement, Flood poster

Many thanks,
JoAnn

Jim & JoAnn Trego
[REDACTED]

4/1/2023

To: Pima County Board of Supervisors

Re: Pima County Conditional Use Permit #P23CU00001

I, Avaday Iyer, am opposed to the conditional use permit being applied to 11208 E Tanque Verde Road. In addition to safety, traffic and thereby property value concerns, there is a significant water flow issue in the area. During certain heavy rains, water pools and dumps onto the properties on the South Side of Tanque Verde road. This hazard has been created by a drainage pipe installed by the county underneath Tanque Verde road. 2 years ago, this water got so high, it destroyed 100 feet of block wall and flooded the back yard of my property (see pictures of the aftermath), as well as allowing some water into the house. Insurance would not cover this because they identified the drainage pipe as being the probable cause of the incident. Pima county declined to provide any assistance to rebuild the wall or regrade the area outside of the wall to allow for better water flow in the future. I am afraid the construction of apartment housing may exacerbate this problem.



Avaday Iyer

2395 N Roanna Ct

Tucson, AZ 85749

APR 03 2023 10:21:17 PC CLK OF 80





**P233CU00001 Mariani
Type II Conditional
Use Permit**



**Flood Damage caused by
annual monsoon rains**