

BOS

07/02/13

**Additional
Letters**

Co9-12-05

(as of 07/01/13 noon)

JL 0113M1208PC CLKF BD

A handwritten signature in black ink, appearing to be 'JL', is written over the vertical text on the right side of the page.

Chris Poirier

From: Shirley Lamonna
Sent: Monday, July 01, 2013 8:19 AM
To: Chris Poirier
Subject: FW: Co9-12-05 and Co7-13-01 Zoning issues

From:
Sent: Friday, June 28, 2013 4:39 PM
To: District1; DIST2; District3; District4; District5
Subject: Co9-12-05 and Co7-13-01 Zoning issues

To County Supervisors:

I am opposed to this development. It is will the houses only environment, create traffic and congestion, bring undesirably influences into this safe area.

Please vote against these and reverse prior decisions

Thank you

Rob Lending
3030 N. Elena Maria Street
Tucson AZ 85750

Homeowner for 22 years La Cienega Lot 17

Chris Poirier

From: Shirley Lamonna
Sent: Monday, July 01, 2013 8:16 AM
To: Chris Poirier
Subject: FW: I VOTE YES ON 53 HOMES AT RIVER AND SABINO

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

From: Humberto S. Lopez
Sent: Saturday, June 29, 2013 7:52 AM
To: District1
Subject: I VOTE YES ON 53 HOMES AT RIVER AND SABINO

Humberto. S. Lopez
50 Camino Espanol
Tucson, Az 85716

Chris Poirier

From: Shirley Lamonna
Sent: Monday, July 01, 2013 8:15 AM
To: Chris Poirier
Subject: FW: Redistrict Co9-12-05 & Co7-13-01

From: Hal Abel
Sent: Saturday, June 29, 2013 12:00 PM
To: District1; DIST2; District3; District4; District5
Subject: FW: Redistrict Co9-12-05 & Co7-13-01

> Subject: Redistrict Co9-12-05 & Co7-13-01

> From:

> Date: Sat, 29 Jun 2013 11:51:12 -0700

> CC: district1@pima.gov

> To: plombhpa@msn.com

>

> To All,

>

> I live in Sabino Vista and I would prefer if the housing in the area stay consistent. Please keep the zoning from changing. As a property owner of many properties I understand wanting to develop property but we have always stayed consistent with our neighbors.

>

> Thank You,

> Hal and Melanie Abel

>

> Sent from my iPad

From: Shirley Lamonna
Sent: Monday, July 01, 2013 8:21 AM
To: Chris Poirier
Subject: FW: Co7-13-01 and Co9-12-05 amendment

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

From: Lisa Collins
Sent: Friday, June 28, 2013 4:58 PM
To: District1
Subject: Co7-13-01 and Co9-12-05 amendment

Hello Ms. Miller,

I am writing in reference to Co7-13-01 - N. Sabino Canyon road Plan Amendment and Co9-12-04 Sabino Canyon Road Rezoning.

We own a home directly off of Cloud road and Esplanade.

As you are aware, there is a request to rezone the 5.91 acres from Suburban Ranch to Mixed dwelling and the 15.14 acres on northeast corner from Low Intensity Urban to Med. High intensity Urban on northeast corner of Sabino Canyon and Cloud Road. This is 2 blocks from our home.

Unfortunately, we will be traveling to our daughter's wedding when the meeting for these developments take place. I trust you will take the time to read and hear out concerns and will feel free to email back any questions.

We respectfully ask that you do not grant any changes to these properties.

We feel it would be detrimental to our property values and would cause unnecessary bottlenecks on that corner. It is already a very busy intersection and many bikers go up and down Sabino Canyon all day long. Cloud road is also very busy and difficult to navigate during school and work hours.

But most of all, we would respectfully ask that as supervisor for the developments in Tucson, that you consider first - the needs and desires of current residents, and second, the desires of developers who would like to make money. One of the reasons this neighborhood is so desirable for all who live here is that the homes are not right next to each other and the land we have purchased is bigger than most new developments. We do not want to see this change.

Please defend our current neighborhood and recognize that it is not necessary to take up every corner and available plot of land to build homes. In our opinion, it is not the job of our city to please everyone who wants to live in a certain school district or hillside. We recognize that not everyone can fit into the same neighborhood.

Also, we have many animals who roam our neighborhood washes and open areas and this give us the feeling of being in the open desert while being close to town at the same time. We don't want to be surrounded by parking lots, crowded homes and increased traffic. If we had wanted that we would have purchased a home in a neighborhood in the city limits. We moved into an older neighborhood for the character and spacious feel.

To recap, we ask that you do not approve this request to rezone either above areas.

Often the supervisors approve everything when there is a chance to get more tax dollars. Please stand beside our neighborhood and let our homes and neighborhood remain as we found it when we invested in our homes to move here.

Respectfully,
Jim and Lisa Collins
3349 N. Camino Esplanade
Tucson, AZ 85750

Chris Poirier

From: Curtis
Sent: Sunday, June 30, 2013 10:43 PM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: I VOTE YES ON THE 53 HOMES AT RIVER AND SABINO

Dear Board of Directors,

I am in favor of rezoning of River and Sabino for Aerie Development's proposed project. I was an apartment renter for six years before I moved into Aerie. I lived at Aerie at Tanque Verde for eleven months and found it was completely different than traditional style apartment communities. Aerie offers luxury finishes and fixtures and allows residents more freedom than typical apartments. The biggest difference between Aerie and traditional apartments is the residents. Aerie residents take pride in the homes and community, and feel a sense of ownership. I am now a homeowner and Aerie was the perfect transitional home.

Thank you,
Curtis McCord

Sent from my iPhone

From: Kelsey Huber
Sent: Sunday, June 30, 2013 10:32 PM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: I VOTE YES ON 53 HOMES AT RIVER AND SABINO

Dear Board of Supervisors,

I am writing in support of the rezoning of River and Sabino for Aerie Development's proposed project. I was an Aerie resident for eleven months at the community on Tanque Verde. My boyfriend and I lived in the area of Wrightstown and Tanque Verde for three years prior to moving into Aerie. We lived in a traditional style apartment community and had outgrown the space, even though we rented a three bedroom, and were frustrated with the nuisances that come with apartment living such as noisy neighbors, no outdoor space for our dog, no privacy and high utility bills. After about a year in the apartment, we knew we needed a change, but were not ready to purchase a home and rental homes were outdated and overpriced. We were forced to stay in the apartment until Aerie at Tanque Verde opened and offered an alternative to typical rentals. Aerie is a truly unique product that gives residents the luxury home lifestyle without the hassles of purchasing a home.

The single-story, detached homes are well designed with large closets, spacious bedrooms, granite countertops, stainless steel appliances, ten foot ceilings, a backyard and finishes that you do not find in average rental properties. These details really differentiate Aerie from normal rental properties and create proud residents who take care of the homes and community.

Please do not be swayed by false accusations and perceptions of renters. Aerie residents feel a sense of ownership and accountability for their homes and the community.

Thank you,
Kelsey Huber

Sent from my iPad

Chris Poirier

From: Ron Huber
Sent: Sunday, June 30, 2013 7:04 PM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: I VOTE YES ON 53 HOMES AT RIVER AND SABINO CANYON

Importance: High

Dear Board of Supervisors,

We are writing as a concerned Pima County citizens, in support of Aerie Development's project at River and Sabino Canyon. The proposed project represents smart growth and will positively contribute to the area and Pima County in general.

We strongly encourage you to support the rezoning of River and Sabino Canyon.

Thank you,
Ron and Cindy Huber

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From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:56 AM
To: Chris Poirier
Subject: FW: Co9-12-05- Sabino Canyon Road Rezoning and Co7-13-01 N. Sabino Canyon Road Plan Amendment

From: Deborah Davis
Date: June 27, 2013, 11:29:14 PM MST
To: "district1@pima.gov" <district1@pima.gov>, "district2@pima.gov" <district2@pima.gov>, "district3@pima.gov" <district3@pima.gov>, "district4@pima.com" <district4@pima.com>, "district5@pima.gov" <district5@pima.gov>
Cc: "billdavis1001@gmail.com" <billdavis1001@gmail.com>
Subject: Co9-12-05- Sabino Canyon Road Rezoning and Co7-13-01 N. Sabino Canyon Road Plan Amendment

Dear Representative,

There are two developments planned for east and west of Sabino Canyon Road. Between River Rd. and Cloud Rd.

They are both for rental housing/apartments. We are extremely opposed to these proposed development plans. They will detract from the natural beauty of the desert and the scenic views towards the mountains and detract from our beautiful area that visitors travel to see Sabino Canyon and Mount Lemmon etc., not to mention our famous resorts of Canyon Ranch and Ventana Canyon. It will increase noise and traffic congestion on Cloud Road and River Road as well as on Sabino Canyon Road. The new speed limit on Sabino Canyon Road is 40mph. These developments are without sufficient safety buffer to the streets for children.

The units are unattractive, crowded "cookie cutter boxes", very small and squished-in close proximity of 5-6 feet of one another. They propose 2 and 3 bedroom units with a very small square footage which likely will result in transient residents and potentially increase crime in the neighborhood because the units as currently proposed will not have enough room for long term family needs. Additionally, the new homes will affect services such as water pressure, sewer tie-in, area commute times, and bring noise to the area etc. Because of the small unit sizes and small yard space, the occupants will be outside in the small recreational area and very likely raise the noise level. These developments, if developed, will most certainly impact our property values. These new developments have the very real potential for the area to become overcrowded. It will also create additional havoc with traffic and congestion problems on Cloud Road at the elementary school.

Wildlife in the area will be affected as well as displaced. We enjoy deer, bobcats, javelina and desert tortoise that roam our yard and the area. We moved to this area for the quiet, spacious and serene, scenic and safe environment. We chose Sabino Vista for these specific reasons. Not the congested, noisy detriments of crowded city areas that invite crime and take away the tranquility, nature, and beauty of southern Arizona here in Tucson.

Please DO NOT approve these proposals. Tucson needs to lure more tourism, bring in business with new jobs and improve our roadways. These proposals will not add to the attraction of our city. These 2 developments will not contribute to pride in Tucson or importantly, our property values.

Sincerely,
Deborah Davis
3905 N. Pantano Road
Tucson, AZ 85750

From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:56 AM
To: Chris Poirier
Subject: FW: Rezoning of Properties between Cloud and River on Sabino Cyn Rd.

From: Michael Ward
Date: June 27, 2013, 8:51:30 PM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Rezoning of Properties between Cloud and River on Sabino Cyn Rd.
Reply-To: Michael Ward

Dear Supervisor Miller -

I have lived in the Sabino Vista neighborhood for over 10 years and hard as I try, I can not think of one good reason why high density apartments built along Sabino Cyn. Rd. would benefit our local community. Traffic already flows at a high volume along that route. I trust you will do the sensible thing and not vote to approve the rezoning of the properties in our quality neighborhood. Thank you -
Mike Ward/7331 E.Calle Los Arboles/Tucson, AZ 85750

From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:57 AM
To: Chris Poirier
Subject: FW: Proposed Rezoning at Sabino Canyon & River Road

From:
Date: June 27, 2013, 8:27:36 PM MST
To: <district1@pima.gov>
Subject: **Proposed Rezoning at Sabino Canyon & River Road**

Dear Supervisor Miller,

We have lived at 3821 N Calle Barranco here in the Sabino Vista Hills subdivision since 1994. We love this area because of how quiet and peaceful it is.

When we purchased our house, we expected the zoning restrictions to protect these assets, and maintain the integrity of our environment. We were disappointed with the development of Sabino Mountain, but this has not altered the character of our neighborhood. By contrast, we believe that allowing for higher density housing in the proposed area would create a dramatic and deleterious change to our neighborhood.

Please vote against the proposed rezoning of the 5.91 acres on the NE corner of Sabino Canyon Road and River Road from SR to CR-4.

Thank you for your consideration,

Chris & Isabelle Lamoureux

From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:58 AM
To: Chris Poirier
Subject: FW: Sabino Vista refining

From: Neil Clements
Date: June 27, 2013, 11:23:46 AM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Sabino Vista refining

Dear Ally. My wife and I ask that the rezoning to a much greater density for the two parcels at the corner of Sabino Canyon and Cloud Roads and the corner of Sabino Canyon and River Roads be denied. This neighborhood is predominantly single family dwellings, with the exception of two areas of town homes, which are also individual dwellings. The added traffic, and the change to higher density will change the character of the area, and depress home values. Please do not support this zoning change, which is requested only to increase the profits of the developers, not to support the present homeowners. Neil and Ginny Clements

From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:58 AM
To: Chris Poirier
Subject: FW: Attention: supervisor Ally- re: development at Sabino/ Cloud

From: Dan Breadfruit
Date: June 27, 2013, 11:14:47 AM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Attention: supervisor Ally- re: development at Sabino/ Cloud

Dear Supervisor Ally:

My wife and I will not be able to attend the pending hearing scheduled to discuss the pros and cons of a developer building some 200 apartment units at the northeast corner of Sabino and Cloud roads.

We are against this proposed project due to what we feel would be an adverse impact on the surrounding neighborhood. With 200 occupants and their cars, water use, the effects would create traffic congestion and negative effects on our water conservation efforts. A better use for the land might be a park instead.

We realistically recognize that money and special interest always over rides local concerns. However please listen to our neighbors who will attend and give them equal consideration to the profit motives of the developers.

Sincerely yours,

Dan and Dianne Beeaff
7502 E Calle Cabo
Tucson, Arizona 85750

Sent from my iPad

From: Shirley Lamonna
Sent: Friday, June 28, 2013 10:59 AM
To: Chris Poirier
Subject: FW: Proposed Zoning on the SW Corner of Rive and Sabino Canyon Rd as well as NE corner of Sabino Canyon and Cloud Rd.

From: Cynthia Sherman
Date: June 27, 2013, 10:53:06 AM MST
To: <district1@pima.gov>, <district2@pima.gov>, <district3@pima.gov>, <district4@pima.gov>, <district5@pima.gov>
Subject: Proposed Zoning on the SW Corner of Rive and Sabino Canyon Rd as well as NE corner of Sabino Canyon and Cloud Rd.

To the Board of Supervisors.

I am a home owner and tax payer in Sabino Vista Townhomes Community on the corner of Sabino Canyon Rd and Cloud Rd.

I strongly appose the plan to build Apartments and Single Story Rental Apartments in my neighborhood.

This type of housing will cause undue burden on the roads, and cause more traffic to use these roads. I also am opposed to the introduction of Rental Properties which produce transient occupants, rather than promote ownership and pride in the community.

Thank You! Cynthia Sherman

Chris Poirier

From: Shirley Lamonna
Sent: Friday, June 28, 2013 11:02 AM
To: Chris Poirier
Subject: FW: VOTE YES ON 53 HOMES AT RIVER & SABINO!

From: Judie Albano
Sent: Friday, June 28, 2013 8:19 AM
To: District1
Subject: RE: VOTE YES ON 53 HOMES AT RIVER & SABINO!

Supervisor Miller,

As a resident of Sabino Vista Hills at Cloud and Larrea, I am aware of the proposed development of the parcel of land at River & Sabino. I also know the quality of development that Aerie Development has done. I urge you to allow the rezoning for the proposed project of 53 luxury rental homes.

Thank you,

Judie F. Albano
3900 N. Hillwood Circle
Tucson, AZ 85750

Chris Poirier

From: Shirley Lamonna
Sent: Friday, June 28, 2013 11:02 AM
To: Chris Poirier
Subject: FW: I VOTE YES ON 53 HOMES AT RIVER AND SABINO CANYON

From: Melanie Morrison
Sent: Friday, June 28, 2013 10:13 AM
To: District1; DIST2; District3; District4; District5
Subject: I VOTE YES ON 53 HOMES AT RIVER AND SABINO CANYON

Good Morning,

I would like to strongly urge you to support Aerie Development's re-zoning request for 53 single story, detached luxury rental homes on 5.9 acres. I do not believe the neighbors truly understand what an incredible product the Aerie Developments are and I hope you will not be swayed by efforts that are not grounded in fact. Please support the improvement to the area.

Thank you

Melanie Morrison, CPM®
MEB Management Services, AMO®
120 E. Congress
Tucson, AZ 85701

Chris Poirier

From: Shirley Lamonna
Sent: Friday, June 28, 2013 11:01 AM
To: Chris Poirier
Subject: FW: rezoning at River and Sabino Canyon

From: Randi Kemper
Sent: Friday, June 28, 2013 8:59 AM
To: Shirley Lamonna
Subject: rezoning at River and Sabino Canyon

Dear Shirley,

My name is Randi Kemper and I own a home at 3628 N Knollwood Circle. I was able to attend the previous meeting about a month ago and was able to stand and give my opinion. I have been a resident on Knollwood since 1993 and have seen so much change in the area. I am taking care of my elderly father up in Sacramento for the summer and can not be at the proposed meeting. I just wanted to let someone know that I am totally against 53 dwellings on that property.

I am sure you are aware that there will be only one exit and entry and it is near the intersection where there is no way to have a u turn. I feel the traffic there is way too heavy as it is now and there are even more homes going up north of the intersection right now. I feel people who would be residents there will be using the neighborhood to make their turn around so they can get in and the same thing going out. I feel that is very dangerous.

I am not objectable to maybe less than half of the 53 dwellings proposed, I just feel that 53 means double that in cars, maybe more as some household have more than 2 drivers. The public transit to the area is very limited with hours and days of operation and so not reliable to all for work transportation.

I also want to make a comment on what was reported at the last meeting on the conduct of the people. Yes most are very concerned but no one was acting elitist as the one board member accused the people of being. He even said he was making his recommendation against the people who don't want this project because of our elitist attitude. To me this meant he did not care about the real problems that the project could possibly cause.

The people who propose this project are very professional and good at how they present it. I believe everyone should be able to make the best of their investments, but not at the expense of the safety of others. Because Snyder Rd will probably never be extended to the east, we have all traffic for Sabino High school and other commuters from the NE that use Sabino Canyon to River Rd daily.

Thank you,
Please add my views to the meeting.

Randi Kemper
and
the Cairn Terriers,
Tommy and Tessa

From: Margie Shiffman
Sent: Friday, June 28, 2013 12:49 PM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: Proposed Aerie project at River and Sabino Cyn. Roads

Dear Pima County Supervisors: Ally Miller, Ramon Valadez, Sharon Bronson, Ray Carroll and Richard Elias:

I have been a resident of Pima County for over 24 years. In that time I have owned three homes. I have seen Pima County grow and become a modern, future facing community. I sold my home last year and am now renting an apartment in Tucson that was built in the 1950's. I thought when I rented my current apartment I would be happier than owning. However, this has not been the case. The apartment is not satisfactory because when it was built they did not have the knowledge of insulating the noise from the top floor to the lower floor. I hear the upstairs tenant walking, using their washing machine, etc. It has been a nightmare.

Then one day I heard an advertisement for the Aerie Rental Homes. I immediately went to see them and fell in love with their modern, light, airy, clean homes. I could hardly believe how well built they are, how I can have the "feel of a home" without the worry of maintenance. I can have the privacy of a home and even a walled-in yard for my dog!! What a wonderful find Aerie Rental Homes is. I immediately put a deposit down for their Orange Grove homes and they will be ready when my lease is up at the apartment.

I still can't believe my luck in finding Aerie - compared to renting a traditional apartment. I can plant my backyard the way I want, have my privacy, enjoy modern appliances, sunshine through many windows and NOT worry about maintenance.

Please reconsider and allow Aerie Rental Homes to build on River and Sabino Canyon Roads. For people like myself, and there are many of us, it is a blessing to find a RENTAL HOME that gives us the features of a home - a real home without the burden or worry of its maintenance.

Sincerely, Margie Shiffman

Subject: FW: Letter to supervisors

Begin forwarded message:

From:
Date: June 30, 2013, 8:37:26 PM MST
To: Bob Gugino <bobi@gmlawaz.com>
Cc: "roger@Aerie-Development.com" <roger@Aerie-Development.com>
Subject: Letter to supervisors

Dear Ms. Miller,

My wife and I are residents of your District and actively supported your campaign. We want to urge you and other members of the Board to vote "Yes" on the 53 homes at River and Sabino Canyon Roads.

As a fourth generation Arizonan and a Tucson native of 60 years, I have seen over that time many changes along the Sabino Canyon corridor. The Aerie development is another example of smart growth. It will benefit the area and adjacent neighborhoods, NOT detract from them.

We live on the NE corner of Kolb and Sunrise on 2+ acres in a home I built in 1990. In the years since we built our home, we now have three multi-level rental complexes in the area. To the south: Pinnacle Canyon, to the west: Veranda at Ventana, and to the north: The Greens. In total, over 1000 luxury rental units are within a quarter mile of our home. Have they decreased our property values? Have they led to unbearable traffic volumes? Have they led to an increase in crime and a degradation of our schools?

The answer, absolutely NOT!

Those opposed to this project, as demonstrated at the Planning Commission hearing, have no sense of reason, fair mindedness or a vision of well planned growth. By their antics and efforts they make the "NIMBY" era pale in comparison. A better descriptive acronym for them is "CAVE" people.....Citizens Against Virtually Everything!!!

We hope you and all the Supervisors will vote to approve this project.

Thank you.

Sincerely,

Kate and Scott Lewis

5640 N. Chieftan 85750

Subject:

FW: "I VOTE YES ON 53 HOMES AT RIVER & SABINO!"

From: Susan Gamble

>

Date: June 28, 2013, 3:59:43 PM MST

To: district1@pima.gov, district2@pima.gov, district3@pima.gov,
district4@pima.gov, Richard Elias <district5@pima.gov>

Cc: Chris.poirer@dsd.pima.gov

Subject: "I VOTE YES ON 53 HOMES AT RIVER & SABINO!"

Dear Pima County Supervisors Miller, Valadez, Bronson, Carroll and Elias:

I believe that some of the arguments of opposition to building apartments at River Road and Sabino Canyon Road that I have read are based on a very limited set of assumptions. Specifically that apartment dwellers are sloppy, low-income, water-wasters with scads of not-up-to-grade-level children. These must be the assumptions if growth by apartment development plants fears of plummeting property values, inadequate water supplies and overwhelmed schools.

I am 63 years old and have no school age children. I hold the terminal degree in my field (a Master of Fine Arts) and I am a local business owner (27 years in Tucson). I employ 6 people that receive health care and vacation benefits. I am an active volunteer with non-profit organizations dedicated to improving and or sustaining our region's economy, environment, arts & culture and public education. AND, I AM AN APARTMENT DWELLER.

I choose to live in a well-kept apartment complex in a very nice neighborhood. I have met many baby-boomers that have gladly given up home-ownership for the freedom of apartment dwelling. Building more apartments seems a normal market response to the demands and desires of at least a portion of again Americans; therefore I support Aerie Development's re-zoning request.

As for water, isn't that a regional and not a neighborhood issue?

Sincerely,
Susan Gamble

—
Susan Gamble
Santa Theresa Tile Works
440 N 6TH Ave
Tucson, AZ 85705

"We know that silence equals consent when atrocities are committed against innocent men, women and children. We know that indifference equals complicity when bigotry, hatred and intolerance are allowed to take root. And we know that education and hope are the most effective ways to combat ignorance and despair." ~ Gabrielle Giffords

Bob Gugino

From: Peggy Kent
Sent: Sunday, June 30, 2013 9:57 AM
To: Bob Gugino
Subject: Fwd: Rezoning case #Co9-12-05

Bob,

See support letter below from Nancy Rommel and her neighbor Ken Buchholtz sent to Board of Supervisors June 29th.

Peggy

Begin forwarded message:

From: NANCY ROMMEL
Subject: Rezoning case #Co9-12-05
Date: June 29, 2013 4:44:26 PM MST
To: "district1@pima.gov" <district1@pima.gov>, "district2@pima.gov" <district2@pima.gov>, "district3@pima.gov" <district3@pima.gov>, "district4@pima.gov" <district4@pima.gov>, "district5@pima.gov" <district5@pima.gov>, "chris.poirier@dsd.pima.gov" <chris.poirier@dsd.pima.gov>, Peggy Kent <pkent4@qwestoffice.net>

June 29, 2013

Dear Supervisors Miller, Valdez, Bronson, Carroll, and Elias,

I am a homeowner within the Riverbend Estates subdivision. My address is 3424 N. Millard Drive (#18 on the map). As you might note, my property will border the proposed development.

During this process of rezoning. I have met with Mr. Gugino, as well as Erin Harris at my home. They entertained questions and we discussed concerns that I, and my neighbors might have regarding the development of this long vacant property. I believe they are sensitive to the concerns of me and my neighbors. They seemed sincere about their intent to maintain, as much as possible, the current quiet, residential atmosphere we have long enjoyed. They have been cooperative, forthright and flexible during community meetings.

I have lived in my town home for 12 years. Like many in this area, I have grown to love and appreciate the quiet, the views, and the generally peaceful lifestyle that drew many to live in this

part of town. I am supporting the rezoning and development of Sabino Canyon and River Road by Aerie Development. If development of this property is inevitable, I would prefer this proposal far more than the possibility of a future commercial project or other "unknown" project which may negatively affect lifestyle and property values.

Given that I am unable to attend meetings due to my work schedule. I would appreciate that the content of this letter serve as my voice at your upcoming meeting July 2, 2013.

Please do not hesitate to call me if you have any questions regarding the content of this letter.

Thank you for your attention with this matter,

Nancy Rommel
3424 N Millard Dr.
Tucson, Az 85750

Ken Bucholtz
3416 N Millard Dr.
Tucson, Az 85750

Peggy Kent

Subject:

FW: Aerie Development Rezoning-Sabino Canyon between River & Cloud

From: Jon Kohn

>

Date: June 28, 2013 1:14:01 PM GMT-07:00

To: district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov,
district5@pima.gov

Cc: chris.poirier@dsd.pima.gov

Subject: Aerie Development Rezoning-Sabino Canyon between River & Cloud

Dear Sir or Madam,

Having lived in Pima County for more than fifty years, I have witnessed hundreds of zoning changes - some good, some unspeakably bad.

The proposed Aerie re-zoning is, I believe, both good and timely. The housing bubble, from which we have not yet recovered has created a demand for rental housing from some who have decided against present or future home ownership, from some who have elected to downsize, which is becoming more common, and from those who would like to rent, but do not want neighbors above them or below them.

The area in question is perfect for such development. The existing infrastructure is ideally suited for same.

I have visited both the Tanque Verde/Pantano and the Ina/Thornycroft Aerie projects and am favorably impressed with both. The houses feel spacious and well appointed, and the neighborhoods seem vibrant. Parking and traffic circulation have been well planned.

AND, in both cases the result has been a vast improvement on the surrounding neighborhoods.

I urge you to consider this zoning request favorably at your July 2, meeting.

Thank you for the opportunity of presenting my position.

Jon Kohn

From: blweaver
Sent: Friday, June 28, 2013 11:54 AM
To: District1; DIST2; District3; District4; District5; Chris Poirier
Cc: erin@starconsultingaz.com
Subject: RE: Co9-12-05 River and Sabino Rezoning

June 28, 2013

RE: Co9-12-05 River and Sabino Rezoning

To the Board of Supervisors,

I support the rezoning for the above project and list these as reasons to support it:

First, as a mother of three young adults, I see this project of single story rental homes as a good housing option for newly independent young people. It offers a nice place to live, in a community, without the burden of a mortgage.

Second, the proximity of this project to the recreational amenities of Sabino Canyon makes it a good residential location. In addition, single story homes, as opposed to multi-story apartment complexes, will not destroy the views this recreational area offers.

Finally, infrastructure already exists on adjacent arterial streets.

Please vote in **support** of this rezoning.

Thank you for your time,
Sincerely,
Linda Weaver
4809 W. Rosebay Street
Tucson, AZ 85742

Bob Gugino

From: Erin Harris, PE
Sent: Friday, June 28, 2013 8:42 AM
To: Bob Gugino; 'Roger'
Cc: Erin Riggins
Subject: FW: Co9-12-05 River and Sabino Rezoning

From Greg...

Erin E. Harris, P.E.
STAR Consulting

From:
Sent: Friday, June 28, 2013 7:33 AM
To: district1@pima.gov; district2@pima.gov; district3@pima.gov; district4@pima.gov; district5@pima.gov; chris.poirier@dsd.pima.gov
Cc: erin@starconsultingaz.com
Subject: RE: Co9-12-05 River and Sabino Rezoning

June 27, 2013

RE: Co9-12-05 River and Sabino Rezoning

Dear Board of Supervisors,

I am in support of the above referenced rezoning for the following reasons:

1. It represents an excellent transitional infill project on a major intersection. The use as single story multi family protects adjacent views and is far superior to the other potential uses such as commercial, charter school or large church.
2. As a soon-to-be empty nester, options to downsize to a quality, single story, detached home in a good area are a valuable asset.
3. The project is really an infill project. The areas around this site are developed with residential projects of varying scales and this is a highly compatible use.

I urge you to take a stand for responsible planning and vote in SUPPORT of this rezoning.

Respectfully,



Gregory R Shinn
11047 N. Cloud View Place
Tucson, AZ 85737

No virus found in this message.

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Version: 2013.0.2904 / Virus Database: 3199/6435 - Release Date: 06/23/13

Austin K. Urton

4690 N. Belgravia Rd.
Tucson, Arizona 85704

June 27, 2013

To the esteemed members of the Pima County Board of Supervisors,

I am writing to you regarding Aerie Development's proposed rental-home project at the southwest corner of River Road and Sabino Canyon Road in Tucson, Arizona.

As a resident of Tucson and a native Arizonan, I appreciate the concern from many regarding impacts of new development on our fragile desert and the conscious lifestyle Tucson residents uphold. It is for these reasons that I support this rental home project, as it reflects changing values concerning development and a growing consciousness towards smart infill development rather than the promotion of sprawl, which further stresses our already weak infrastructure. Promoting infill development can only provide more equity for the community, and reduce the necessity for new infrastructure.

Rezoning this 5.9 acre site for a higher density residential development from its current low-density residential designation is the responsible choice for our ever-growing community, and our mounting effort to protect and preserve our beautiful desert.

Sincerely,

Austin K. Urton

Bob Gugino

From: Mike
Sent: Thursday, June 27, 2013 2:44 PM
To: Bob Gugino; 'Roger Karber'
Subject: FW: Sabino-Gateway "casitas" project

This is what I sent to BOS

From: Mike
Sent: Thursday, June 27, 2013 11:35 AM
To: 'Ally Miller'; Ramon Valadez (district2@pima.gov); Sharon Bronson (district3@pima.gov); Ray Carroll; Richard Elias (district5@pima.gov)
Cc: 'chris.poirier@dsd.pima.gov'
Subject: Sabino-Gateway "casitas" project

To the Pima County Board of Supervisors:

It does pay to have people show up at meetings on subjects important to them. I expect to be attending the Board of Supervisors meeting on Tuesday regarding the rezoning of 5.9 acres for the Aerie Development of casitas. I have reviewed this project and attended one of the neighborhood meetings on same. The meeting was well attended and questions were asked and answered. Between the county's thoughtful examination for access, safety, setbacks, drainage etc. and the neighbors suggestions I thought this project would be on its way toward development.

I have been involved with commercial projects where neighbors take the more aggressive approach to stop development such as I understand is taking place here. Please, ladies and gentlemen of the board, somewhere in this discussion needs to be more attention to the rights of the property owner. SR zoning is an automatic zoning given to rural property near our developed community. It is assumed by the investors who buy same that someday a developer will step up with a plan that meets requirements for development in the specific area. Why else would an investor buy land in Pima County or the City of Tucson?

This project is classic Aerie Development work. They have a great track record for successful projects that fit in the communities in which they build. The great news is they are building projects. We need the construction to continue in Tucson and, evidently, Aerie Development has found a successful market niche.

Please grant them the zoning they need to proceed. This is about property rights but also about what is good for our economy.

Mike Ebert
Small Business Owner

From: Jess Alvarez
Sent: Thursday, June 27, 2013 5:01 PM
To: Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Co9-12-05 River and Sabino Rezoning

I am writing regarding the River and Sabino Canyon rezoning.

I understand that there has been much discussion with the neighborhoods immediately surrounding the proposed rezoning. What I have to say is this: While I do understand the desire for current adjacent residents to keep the "status quo", I believe there are higher points in favor of allowing the rezoning of the parcel(s) in question.

First, many of the drainage issues the adjacent properties have experienced will be solved by good design and engineering, which would mitigate any water damage, and thus benefit the adjacent properties.

Second, since the infrastructure of utilities and roadways are already in place, a project with smart and efficient design will be most effective at exactly this type of major (infill) intersection, where minimal disruption to the flow of traffic in the area will be experienced, and the public good will be met due to the improvement of the land, its drainage, and its low profile building signature, all of which exceed the requirements for developing such a property.

Finally, I believe that it is important that we take care not to infringe on a property owner's right to own, enjoy or develop on their property, especially when the design of the improvements well exceed the expectations of current law, and will benefit the adjacent owners.

To me, this is a no brainer. Again, I understand there is a NIMBY (Not In My Back Yard) sentiment to the opposition, however we are in America, and I think that the rezoning should be granted based on the points above.

Thanks for your time and consideration.

Jess Alvarez

On Jun 27, 2013, at 2:49 PM, Steve Cohen wrote:

As a resident of Pima County, I support the development proposed on this corner. Ray, I knows this is close to your home (maybe in your district?) and these guys build a wonderful project, as you have seen in their other developments. It is time for our leaders to stop letting the neighborhood activists dictate policy, and make decisions based on what is good for the entire community.

Please vote "YES" on this issue, Ray. Thanks!

Stephen Cohen

<image001.jpg>

<image002.jpg>

Available Buildings
Available Land

Chris Poirier

From: Donovan Durband
Sent: Monday, July 01, 2013 12:03 AM
To: District5; District1; DIST2; District3; District4
Cc: chris.poirer@dsd.pima.gov
Subject: I vote "yes" on 53 homes at River and Sabino!

Dear Members of the Pima County Board of Supervisors:

Please vote in favor of the proposed 53-home Aerie Development project at the corner of Sabino Canyon and River Road, by voting to support the rezoning of the property.

Tucson and Pima County need more developments like this one---infill rather than sprawl. Aerie builds quality homes that are an asset to the greater Tucson community. We need to keep Tucson and Pima County moving forward.

Thank you for your consideration.

--

Donovan Durband
Resident of Pima County

Chris Poirier

From: steve@kaiserdoor.com
Sent: Monday, July 01, 2013 8:40 AM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: Rezoning the Southwest Corner of Sabino Canyon and River

Pima County Board of Supervisors:

Over the course of the past 4 years, the Tucson construction industry has really struggled to stay alive. Local companies such as ours have borne the brunt of the downturn in the economy. As we are beginning to emerge from the down times, projects like the proposed Aerie development at River and Sabino have created much needed employment opportunities within Pima County. Kaiser Garage Doors and Gates was awarded the subcontracts to do the gated entrances, wrought iron work, and garage doors on four Aerie developments within Pima County. While this is just a small portion of the overall project, it required us to hire two full time welders plus one apprentice just to meet the contract schedules. The proposed site at River and Sabino Canyon, in addition to our other ongoing projects, will necessitate the hiring of at least two additional installers and at least one more welder. Projects such as these are vital within our community to supply much needed employment to large numbers of trades people. The addition of quality, luxury housing in the northeast foothills will add to, not subtract from, the local community. I urge you to carefully consider and approve this rezoning request for the betterment of our local economy and help us continue to build on the modest recovery we are now experiencing.

Thank you for your consideration,

Steve McMurry
General Manager-Tucson
Kaiser Garage Doors & Gates
Office: 520-884-1771
Direct: 520-230-7774

Chris Poirier

From: Chris Rod
Sent: Sunday, June 30, 2013 9:16 AM
To: District5
Cc: Chris Poirier
Subject: Co9-12-05 River and Sabino Rezoning

Good Morning Supervisor Elias,

I am writing in support of the rezoning and subsequent residential project proposed at River Road and Sabino Canyon Road. In review of the site layout I strongly believe that developer has made every effort to blend the project in with the current terrain, while making it aesthetically pleasing to the future residents and those of us who live in the area. It was also nice to see an residential community that will provide a housing alternative for us eastsiders who are considering downsizing out of our larger homes yet don't wish to move to other areas of town. As an resident of this eastside since 1976, have seen a great deal of development in and around my neighborhood. I know that continued growth is inevitable. Looking at this proposed project, I feel it is the right development at the right location and encourage you to support it.

Thank you for your time in reviewing this e-mail

Sincerely,
Chris

Chris Rod,

Chris Poirier

From: Peter Sahhar
Sent: Saturday, June 29, 2013 8:12 PM
To: District1; DIST2; District3; District4; District5
Cc: Chris Poirier
Subject: Rezoning the Southwest Corner of Sabino Canyon and River Rd.

Dear Board of Supervisors,

I've owned and lived in a one bedroom condo for 14 yrs. One year ago I rented out my condo and wanted to explore living in a more spacious environment . I, like many of my friends, were raised with the mindset that renting a home was a waste of money and owning a home was an investment in my future. I wanted to rent a home to see if I liked it and could handle maintaining a property. After five months of searching , I found a home. It's been a year and I have loved it. The comfort and luxury of renting has exceeded my expectations . I've signed another year lease. I completely support the referenced zoning. Aerie sounds perfect and I wish it was available a year ago!

Sincerely,
Peter Sahhar
8 year Hairstylist -

209 N Rojen Ct
Tucson, Az 85711

Sent from my iPad

Chris Poirier

From: NANCY ROMMEL
Sent: Saturday, June 29, 2013 4:44 PM
To: District1; DIST2; District3; District4; District5; Chris Poirier; Peggy Kent
Subject: Rezoning case #Co9-12-05

June 29, 2013

Dear Supervisors Miller, Valdez, Bronson, Carroll, and Elias,

I am a homeowner within the Riverbend Estates subdivision. My address is 3424 N. Millard Drive (#18 on the map). As you might note, my property will border the proposed development.

During this process of rezoning, I have met with Mr. Gugino, as well as Erin Harris at my home. They entertained questions and we discussed concerns that I, and my neighbors might have regarding the development of this long vacant property. I believe they are sensitive to the concerns of me and my neighbors. They seemed sincere about their intent to maintain, as much as possible, the current quiet, residential atmosphere we have long enjoyed. They have been cooperative, forthright and flexible during community meetings.

I have lived in my town home for 12 years. Like many in this area, I have grown to love and appreciate the quiet, the views, and the generally peaceful lifestyle that drew many to live in this part of town. I am supporting the rezoning and development of Sabino Canyon and River Road by Aerie Development. If development of this property is inevitable, I would prefer this proposal far more than the possibility of a future commercial project or other "unknown" project which may negatively affect lifestyle and property values.

Given that I am unable to attend meetings due to my work schedule, I would appreciate that the content of this letter serve as my voice at your upcoming meeting July 2, 2013.

Please do not hesitate to call me if you have any questions regarding the content of this letter.

Thank you for your attention with this matter,

Nancy Rommel	Ken Bucholtz
3424 N Millard Dr.	3416 N Millard Dr.
Tucson, Az 85750	Tucson, Az 85750

Chris Poirier

From: Tom Knox
Sent: Saturday, June 29, 2013 12:22 PM
To: Chris Poirier
Subject: FW: River/Sabino

Thomas S. Knox,

From: Tom Knox
Sent: Saturday, June 29, 2013 12:08 PM
To: 'district1@pima.gov'
Subject: River/Sabino

I vote yes on Aerie project, 53 homes, at River & Sabino.

Thomas S. Knox.

Chris Poirier

From: Scott McGreal
Sent: Friday, June 28, 2013 5:56 PM
To: District1; DIST2; District3; District4; District5; Chris Poirier
Subject: Rezoning of River and Sabino Canyon for Aerie development.

Good Evening,

I support the rezoning of River and Sabino Canyon for Aerie Development. I am a current resident at the Aerie 4050 community and chose to rent at Aerie over traditional style apartments for the following reason.

- The homes are single story, detached homes so I do not ever hear noise from my neighbors
- The Aerie communities have a “neighborhood feeling” unlike traditional apartments
- The neighbors are friendly as well as the communities are pet friendly
- Aerie communities have a nice, relaxing ambiance along with a pool and Ramada area
- Residents care and help maintain the property. They do not trash/damage the community and much like me the think of the home as their own.
- The homes have backyards which gives me and other residents the freedom to barbeque in your own space.
- Living at Aerie gives you all of the amenities of owning a home with none of the hassles of maintaining the home.

Sincerely,

Scott McGreal

Chris Poirier

From: Shirley Lamonna
Sent: Monday, July 01, 2013 8:23 AM
To: Chris Poirier
Subject: FW: Rezoning at River and Sabino

From:
Sent: Friday, June 28, 2013 2:10 PM
To: District1
Subject: Rezoning at River and Sabino

Supervisor Miller,

I am writing in favor of the Aerie Developed and Rezoning proposed at River and Sabino Road. This is an equivalent zone and use to the adjacent properties while promoting smart development. The product is to excellent use that takes into consideration the surrounding developments and improves upon them.

Thank you,

Eric Barrett