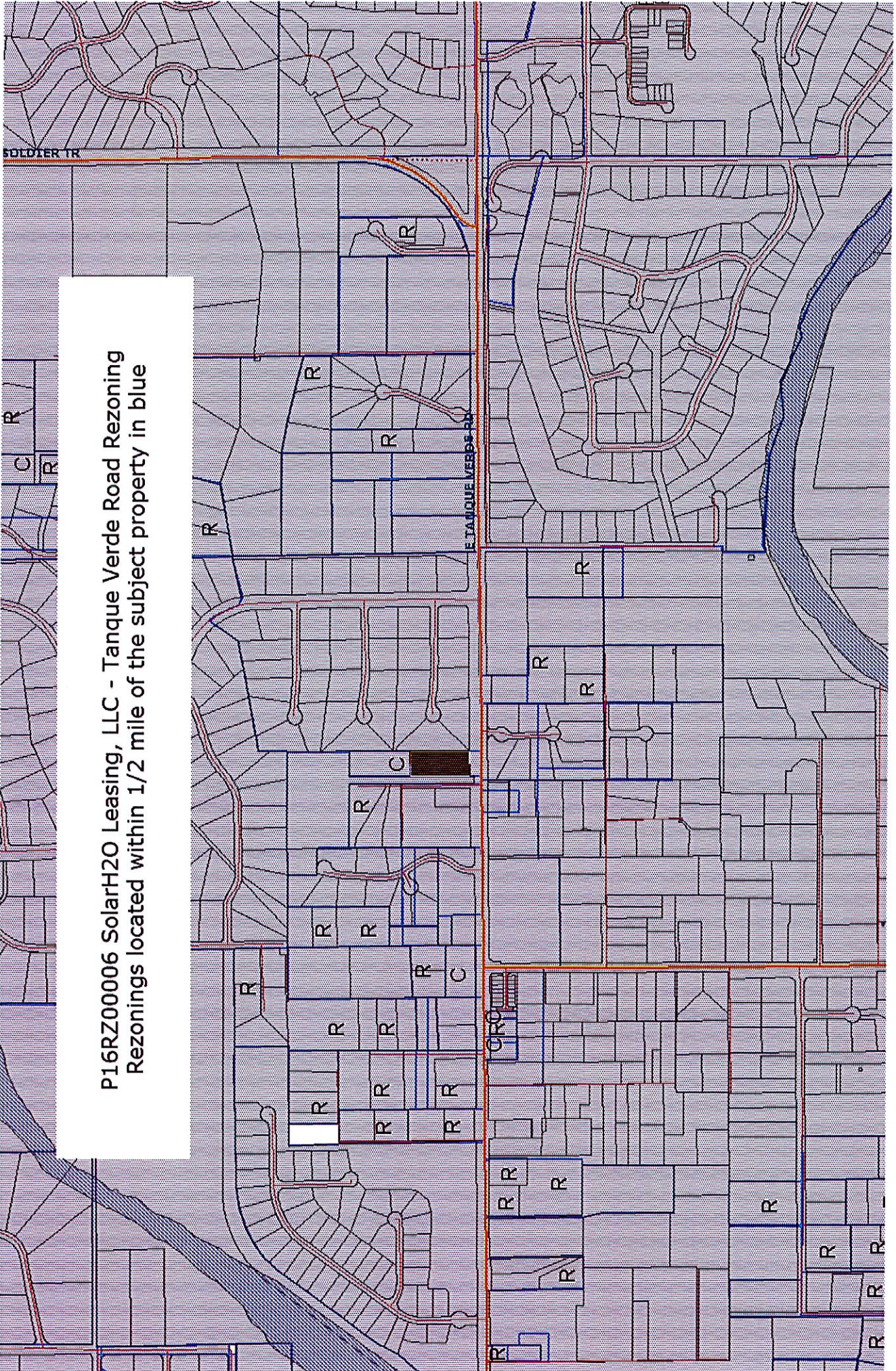


P16RZ00006 SolarH2O Leasing, LLC - Tanque Verde Road Rezoning
Rezoning located within 1/2 mile of the subject property in blue



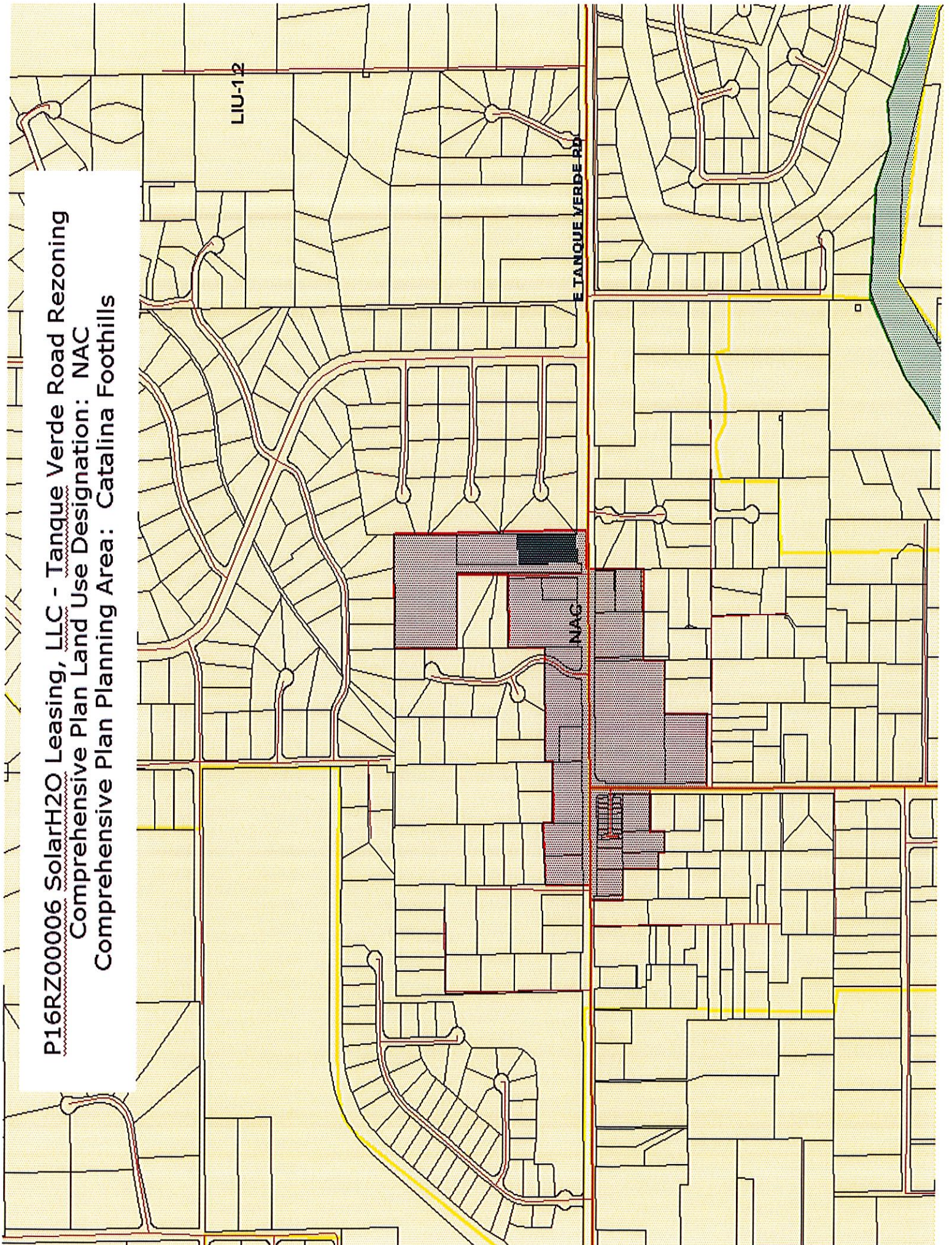
P16RZ00006 SolarH2O Leasing, LLC - Tanque Verde Road Rezoning
Comprehensive Plan Land Use Designation: NAC
Comprehensive Plan Planning Area: Catalina Foothills

LIU-12

E TANQUE VERDE RD

NAC

VALLEY VIEW



Neighborhood Activity Center (NAC)

Objective: To designate lower intensity mixed-use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. For example a grocery market may be the principle anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry and bank. The center may include a mix of medium-density housing types. Neighborhood Activity Centers are generally less than 25 acres in size. Larger centers provide opportunity for a mix of intensive non-residential uses and medium-density residential uses, and are to be located on arterials. Smaller mixed-use centers may contain medium-density residential uses and may be located along collector or arterial streets. All centers will have direct pedestrian and bicycle access to the surrounding neighborhoods. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how the project serves to create or enhance the mixed-use character of the designated activity center as a whole.

Residential Gross Density: Residential gross density, if applicable, shall conform to the following:

- 1) Minimum – 5 RAC
- 2) Maximum – 12 RAC.

Residential Gross Densities for Developments Using Transfer of Development Rights (TDRs): Projects within designated Receiving Areas utilizing TDRs for development shall conform to the following density requirements:

- 1) Minimum – 5 RAC
- 2) Maximum – 8 RAC.

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
stanley19263@msn.com

August 17, 2016

Re: Neighborhood Rezoning Meeting at 11311 East Tanque Verde Rd. Tucson, Arizona

We conducted our neighborhood rezoning meeting on Monday, August 15, 2016 @ 5pm at 11311 East Tanque Verde Road Tucson, Arizona. Our team (three owners and myself) was on site from approximately 4:30 pm to 6:10 pm. We provided a sign-in sheet, table, shade, chairs, bottled water, the site analysis report, 11 x 17 copies and a full size copy of the PDP. We also had pictures of what the perimeter wall and storage covers may look like

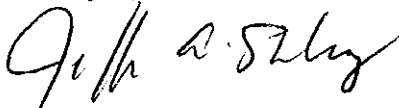
We had ten neighbors show up to the meeting, seven of which signed the attendance sheet and they were all in support of the proposed store. Most had received the meeting letter. One lived in the neighborhood, but outside of the 300' notification area. One of the attendees is the President of the Bel Air Ranch Estates Home Owners Association.

They asked construction questions such as security, lighting and miscellaneous items for the proposed self storage site. We answered their questions to our best ability.

Three neighbors that live just east of the site requested a tour of the site and proposed construction. Two of the owners took them around the site.

Most of the neighbors were satisfied with the project. The man that lived outside the 300' area was against the project. The three neighbors that took the tour were mixed on the project. My understanding is that the three felt like it was better option than something more intense, but were also waiting to discuss it more with their families and would then decide whether to protest or not.

Thank you,



Jeffrey A. Stanley, P.E.

Solar H2O

Neighborhood Rezoning Meeting

Date: Tuesday, August 15, 2016 @ 5pm

Location: 11311 East Tanque Verde Road, Tucson, AZ

Called by: Dave Evans (Solar H2O)
and Jeff Stanley (JAS Engineering)

Attendees

Name and address:	Arrival time:
1 Herb Lane 2525 N. Rebecca Ave TUCSON	0455
2 Dandra Baker E. Chuckwagon Circle	4:55
3 GREGG Montijo (49er HOA) 1811 N. Forty Niner Drive	5:02
4 GRANT BRIGHT 11331 E. Tanque Verde	
5 PAUL KARLOWICZ 11312 E. Comanchero Circle	ekarlowicz@aol.com 780-8937
6 P BRYAN HEIDORN 11303 E DEADWOOD CIR	fbryan.heidorn@gmail.com
7 E WODASKA 11310 EAST DEADWOOD CIR TUCSON, AZ 85744	EWODASKA@HOTMAIL.COM
8	
9	
10	
11	
12	



Tucson Electric Power

88 East Broadway Blvd.
Tucson, AZ 85701-1720

March 25, 2016

Telephone: 520-396-2986
Fax: 520-770-6700

Mr. James West
Solar H2O & Electric
2211 N Indian Ruins Rd
Tucson, AZ 85715

RE: Permanent Access Request 11311 E. Tanque Verde Rd

Dear Mr. West:

Tucson Electric Power Company (TEP) **objects** to granting permanent access thru its fee owned property, APN 205-37-017K from Rebecca Ave to 11311 E. Tanque Verde Rd, APN 205-37-017W. TEP cannot allow a permanent driveway or other improvements under the overhead powerline due to safety concerns.

Feel free to call me at 396-2986 if you have any questions or concerns.

Sincerely,

Steve Sousa
Associate Right of Way Agent
Land Resources

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

DAVE EVANS + STEVE DRY (SOLAR H₂O LLC) 9121 E. TANQUE VERDE 85749 d.evans@solarh2o.net
(520) 444-4787

Owner	Mailing Address	Email Address/Phone daytime / (FAX)
JERRY A STANLEY	PO Box 1888	stanley19263@msn.com 390-7920
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)
11311 R. TANQUE VERDE		205-37-0174 , 205-37-0174
Legal description / property address		Tax Parcel Number
3.6168 CR-1	CR-2	CATALINA FOOTHILLS / NAC / NONE
Acreage	Present Zone	Proposed Zone
		Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ)** printout showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

2-17-16
Date


Signature of Applicant

FOR OFFICIAL USE ONLY

Co9-				
Case name				
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
Conservation Land System category				
Cross reference: Co9-, Co7-, other		Comprehensive Plan Subregion / Category / Policies		
Received by	Date	Checked by	Date	

&Electric^{H₂O}

January 28, 2016

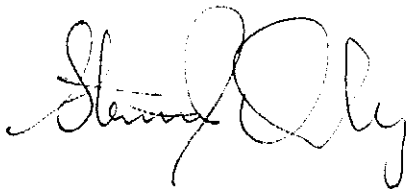
Pima County Development Services Department
Planning Division
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

**Re: Rezoning Application for 11311 East Tanque Verde Road
Parcel Numbers ~~205-37-017V~~ and 205-37-017W**

To Whom It May Concern:

The purpose of this letter is to grant authorization to Jeffrey A. Stanley, P.E. of JAS Engineering to act as my agent for all matters associated with the referenced project.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Daly". The signature is fluid and cursive, with the first name "Steve" and last name "Daly" clearly distinguishable.

Steve Daly
Solar H₂O LLC
(520)760-5004

ORDINANCE 2012- 44

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (PARCEL CODE 205-37-017M) IN CASE **Co9-85-13 ARMENTA – TANQUE VERDE ROAD REZONING (AGUA CALIENTE – SABINO CREEK ZONING PLAN)** OF APPROXIMATELY 3.38 ACRES FROM SR (SUBURBAN RANCH) TO CR-1 (SINGLE RESIDENCE), LOCATED ON THE NORTHEAST CORNER OF REBECCA AVENUE AND TANQUE VERDE ROAD, AMENDING PIMA COUNTY ZONING MAP NO. 85.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 3.38 acres, located ON THE NORTHEAST CORNER OF Rebecca Avenue and Tanque Verde Road, illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 85 is hereby rezoned from SR (Suburban Ranch) to CR-1 (Single Residence).

Section 2. Rezoning Conditions.

1. Recording a covenant, running with the land, stating that the property owner(s) shall financially participate in the future road and drainage improvements of Tanque Verde Road when requested by Pima County.
2. All driveways serving more than one dwelling unit shall be paved to the applicable Pima County standards prior to the issuance of any building permits.
3. Dedication of 75 feet wide half right-of-way for the north half of Tanque Verde Road, adjoining the subject property.
4. Covenant to participate in future improvements of Rebecca Drive when requested by Pima County or at such time when the surrounding parcels are developed.

5. Owners covenant to submit a plot plan to the Flood control District showing all required information for review and approval, prior to the issuance of any building permits. This plot plan shall be of sufficient detail for staff to determine if building permits can be released or if hydrologic and hydraulic study will be required.


Section 3. Amendments of conditions.

1. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 5 are satisfied and the Planning Official issues a Certificate of Compliance.
2. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 4. The effective date of this Ordinance shall be on the date of signing of this Ordinance by the Chairman of the Board of Supervisors.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this

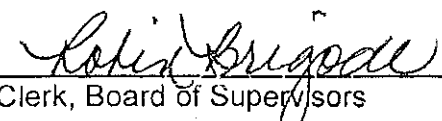
20th day of August, 2012.




Chairman of the Board of Supervisors

AUG 20 2012


ATTEST:



Clerk, Board of Supervisors



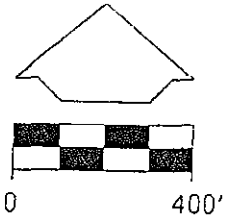
Deputy County Attorney
ANDREW FLAGG



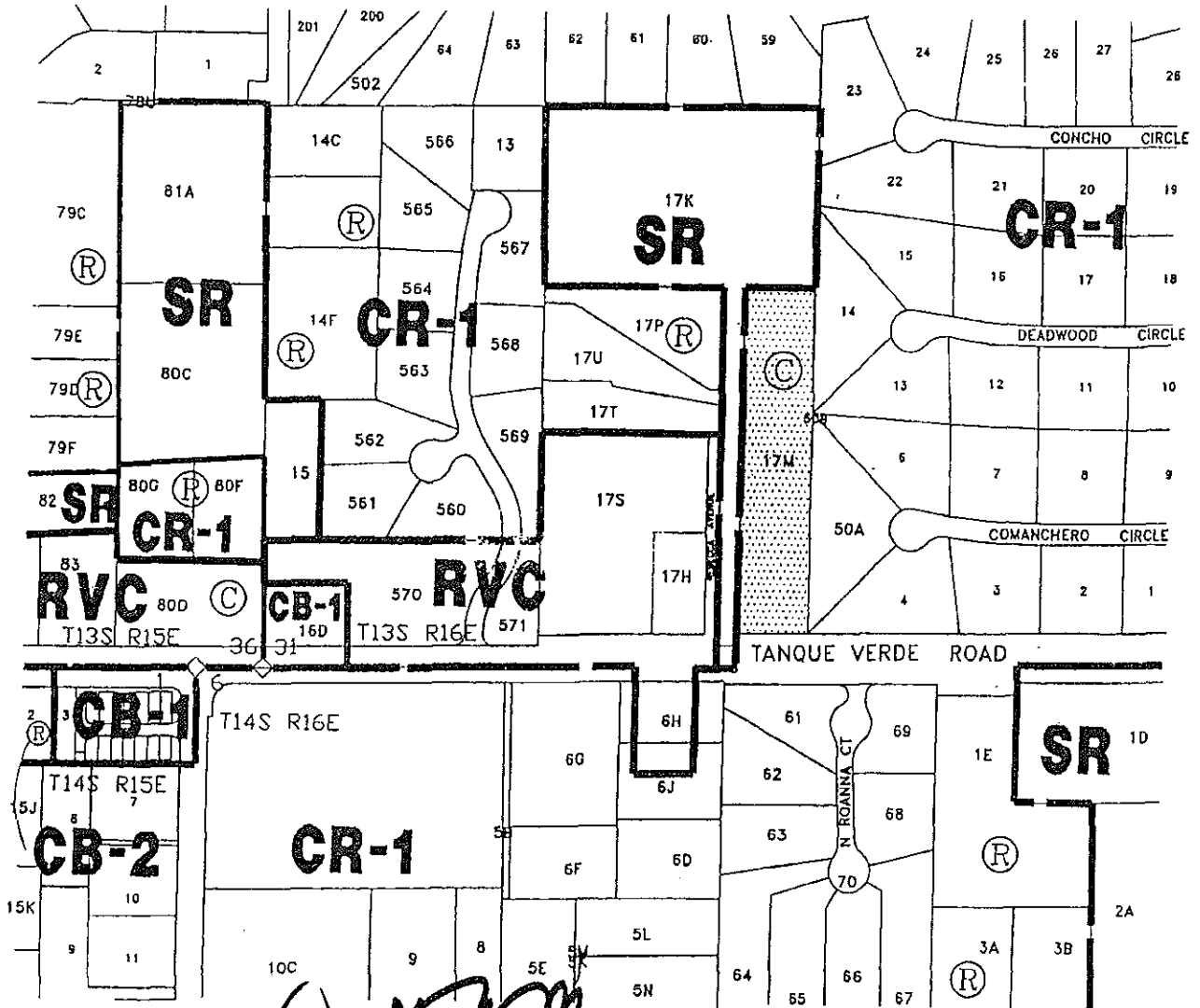
Executive Secretary,
Planning and Zoning Commission

EXHIBIT A

AMENDMENT NO. 79 BY ORDINANCE NO. 2012-44
TO PIMA COUNTY ZONING MAP NO. 85 TUCSON, AZ.
PARCE 17M BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF
SEC. 31 T13S R16E.



ADOPTED August 20, 2012 EFFECTIVE August 20, 2012



[Handwritten signature]

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SR 3.38 ac±
ds-JUNE 18, 2012

C09-85-13
C013-61-13
205-37-017M

As of February 27, 2017

Staff has received:

91 Petition Protest Signatures

14 Letters of Protest with 24 party to the letter
Signatures

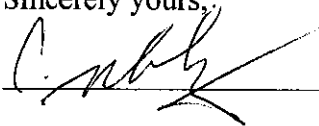
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

I am one of the residential homeowners immediately adjacent to and within 300 feet of the site.

The site is visible from my home and I strongly object to the rezoning from residential to commercial.

Sincerely yours,



Charles Manherz
11300 E. Comanchero Circle
Tucson AZ 85749-9772
Tax parcel 205-37-050A

REC'D BY: ERIN J. BOGCIK/KCF/ED
1/19

duplicate

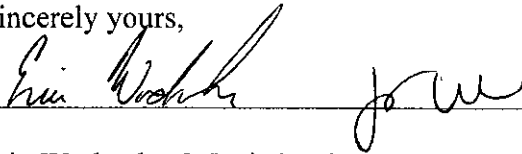
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners immediately adjacent to and within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,

 10.28.14

Eric Wodraska & Josie Becker
11310 E. Deadwood Circle
Tucson AZ 85749-9771
Tax parcel 205-37-0580

OCT 31 16PM 0142 PC CLK DF RD
AR3

Duplicate

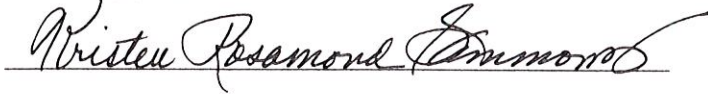
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

I am one of the residential homeowners within 300 feet of the site.

The site is visible from my home and I strongly object to the rezoning from residential to commercial.

Sincerely yours,



Kristen Rosamond Sammons
2390 N. Roanna Court
Tucson AZ 85749-5502
Tax parcel 205-52-0690

OCT 31 16PM 01/42 PC CLK OF BD
RS

Duplicate

To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

I am one of the residential homeowners within 300 feet of the site.

The site is visible from my home and I strongly object to the rezoning from residential to commercial.

Sincerely yours,

Ann Miller

Ann Miller
2525 N Rebecca Avenue
Tucson AZ 85749
Tax parcel 205-37-017P

NOTED BY JEM/JM4 PC CLK OF RD
AFB

Duplicate

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
+ Angie Rangel, Develpt Svc
DATE 11/02/16 AFB

To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,



Todd & Julie Vaught
11231 E. Shady Lane
Tucson AZ 85749-9776
Tax parcel 205-37-017T

OCT 31 11 58 AM '14 R P C C L K OF PD
AFS

Duplicate

To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners immediately adjacent to and within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,

Handwritten signatures of Patrick Heidorn and Alison Huber in black ink, positioned above a horizontal line.

Patrick Heidorn & Alison Huber
11303 E. Deadwood Circle
Tucson AZ 85749-9771
Tax parcel 205-37-0590

OCT 31 10 58 AM '14 7 PC CLK OF PD
ASB

Duplicate

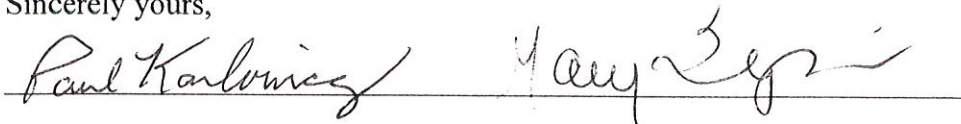
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners immediately adjacent to and within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,

 10-28-2016

Paul Karlowicz & Mary Sepich
11312 E. Comanchero Circle
Tucson AZ 85749-9772
Tax parcel 205-37-0490

OCT 31 16 PM 01:48 PC CLK OF PD
ASB

Duplicate

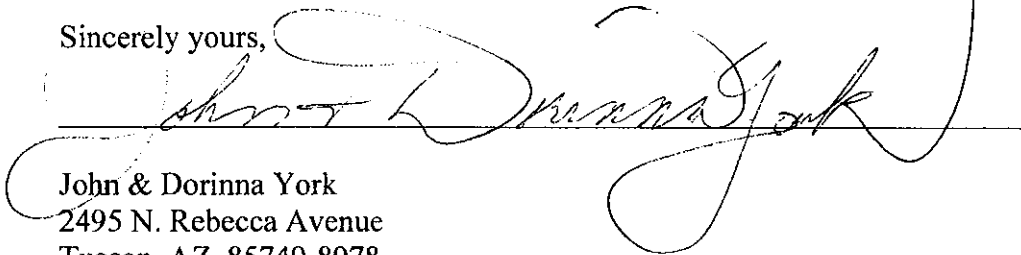
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,


John & Dorinna York
2495 N. Rebecca Avenue
Tucson AZ 85749-8978
Tax parcel 205-37-017U

OCT 31 16 PM 01:41 POC CLK OF BO
AFB

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
+ Angie Rausel, Dvlpt Svcs
DATE 12/31/16 AFB

NOV 04 16 PM 12:11 PC CLK OF BI
JK

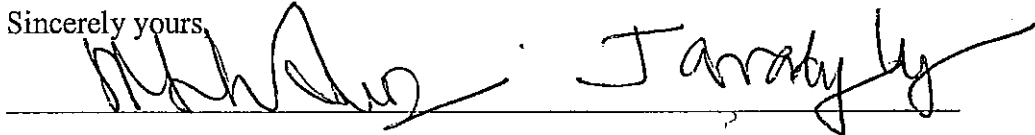
To: Pima County Clerk of the Board
Administration Division
130 West Congress, 5th Floor
Tucson AZ 85701

Re: Case # P16RZ00006
Solar H2O Leasing LLC
Tax code 205-37-017W

We are one of the residential homeowners within 300 feet of the site.

The site is visible from our home and we strongly object to the rezoning from residential to commercial.

Sincerely yours,



N Thanukrishna & J Avaday Iyer
2395 N. Roanna Court
Tucson AZ 85749-5503
Tax parcel 205-52-0610

Nov 2, 2016

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 4-4-16 BK

September 20, 2016

Pima County Development Services,
Land Planning and Regulation
201 N. Stone, Ave.,
Tucson, AZ 85701

We have recently become aware of a significant zoning change requested by **SolarH2O Leasing** for 1.68 acres from CR-1 to CB-2 on Tanque Verde Road near Tanque Verde Loop Road. The claimed purpose for the use is a self-storage, office, and RV/Boat storage facility.

While the change has been recommended for approval by the Pima County Planning and Zoning Commission to the Board of Supervisors, many of us in the surrounding area **STRONGLY OPPOSE** this change from residential to commercial for a number of reasons:

First, no other properties in the immediate area have been changed from residential to commercial (SR or CR1 to CB1). Pima County and local residents have been very consistent in not allowing commercial development in the Tanque Verde Valley and have always worked to maintain the rural characteristics of the area. The character of this area must be respected.

Second, there are numerous alternative commercially-zoned lots in the area that could be used for the proposed activities.

Third, traffic safety is a major concern, with no stop light or stop sign on Tanque Verde near this location and large commercial vehicles entering the flow of traffic would be a major safety issue for pedestrians, bike riders (there are a lot of bike riders on Tanque Verde), horseback riders, and numerous school children.

Fourth, Pima County has proposed a multi-lane flow through intersection (if resources can be located) for the intersection of Tanque Verde and Tanque Verde Loop and the increased commercial activity would create additional safety issues at this intersection.

Homeowners have moved to Tanque Verde to enjoy its rural, non-commercial nature. Commercial rezoning is not desirable nor necessary nor welcomed. PLEASE OPPOSE ANY ZONING CHANGE.

Cordially,



Steven & Elizabeth Permut
10783 E. Pueblo Canyon Pl.,
Tucson, AZ 85749





Location of properties protesting the rezoning as of 8/30/16

Date: August 29, 2016

TO: Pima County Board of Supervisors

Re: Rezoning Request at 11311 E. Tanque Verde Rd (Parcel ID, 20537017W)

My name is Charlie Manherz. I live at 11300 E Comanchero Circle. My property is going to be the most affected by allowing commercial rezoning.

From a personal standpoint, my concerns are as follows;

1) This new business will set pretty much in my back yard. They're considering building a boat and RV storage facility. If they do that, I'm sure that they'll have security lights. Those lights are going to shine into my home and backyard. In addition to being an unwanted light, it'll attract a lot of bugs as well. As bugs are attracted, predators are attracted and so on. A nuisance that I'm sure no one wants in their backyard.

2) My property sits 8' - 12' lower than the property in question. Erosion and flooding are going to be a huge problem. As it stands right now, the water flows naturally and absorbs into the ground. It flows off my property to a culvert under Tanque Verde Rd. at the southwest corner of my lot. At that point, it's a marsh land with mosquitos and other bugs because that's where the natural drainage terminates. If they build a large pad, that's going to drastically change the amount of runoff on to my property and the course of the water runoff. I have a real concern that even more of my property could become a marsh land. They won't be able to drain it out to Rebecca Ave. because they'd have to cross TEP's property to do so. Even if TEP did give them an easement, I'm sure the County would reject it because then they would be responsible for the maintenance.

3) The devaluation of my property. It's an eyesore. The new owners of 11311 E. Tanque Verde would have you believe that it isn't going to be visible unless I look over my wall. I'll attach pictures of the view from my living room and backyard. All of these reasons would make it hard for me to sell, therefore causing me a significant financial loss.

The community concerns are listed below.

1) It's an intrusion into what has been a residential area. If this lot is zoned commercially, then the lot immediately to the north could be rezoned. The people that own that 11311 E. Tanque Verde told my neighbor that it is their plan to buy that lot as well.

2) Property loss. If my property depreciates, my neighbor's property depreciates.

3) Traffic. I've been informed that Pima County has conducted a traffic study, and it was determined that Tanque Verde Rd is "under travelled". I believe that a more thorough study should be conducted. I will accept that the road is "under travelled" between 10:00 am and 2:00 pm. However, if a study was conducted on the weekends and after 2:00 pm, I think the results would be very different. Adding to that problem would be people pulling large trailers in and out of that facility.

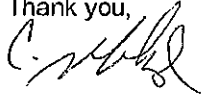
4) Business Failure. 75 % of all new business' fail. If this is zoned commercially, and it fails, what would we be stuck with? We'd have no recourse. They could put an apartment complex on it once they buy the other lot. What happens to the traffic then?

There's a lot less than a half mile west of here that's already zoned commercially. It's listed at \$288,000. The people that bought the lot at 11311 E. Tanque Verde paid \$55,000. It's my opinion that these guys

are trying to rezone it with the least intrusive business model that they could think of. I don't think they'll ever build a storage facility. I think they'll sit on it for a year, and when their plan expires, they'll sell it to someone else as commercial property. Then, as I stated earlier, we'll have no recourse. It's a great business plan, but it's highly unethical.

As commercial property is allowed to intrude into residential areas, the property values fall. Please take a moment and try to think of a neighborhood where business' and residential properties co-exist. I think that you'll realize that most of those areas are depressed neighborhoods.

Thank you,

A handwritten signature in black ink, appearing to read 'C. Manherz', written in a cursive style.

Charlie Manherz