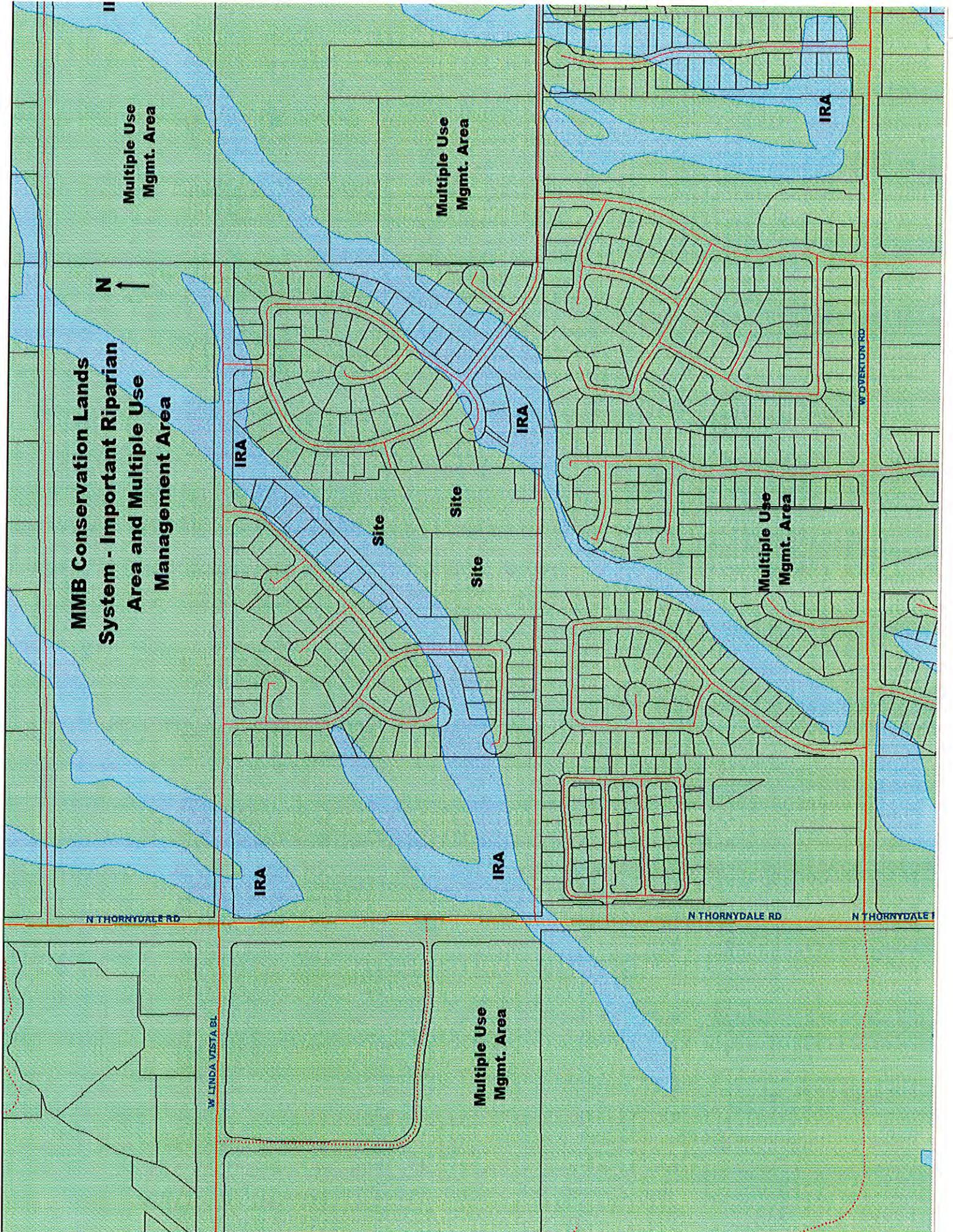


MMB Conservation Lands System - Important Riparian Area and Multiple Use Management Area



Multiple Use
Mgmt. Area

Multiple Use
Mgmt. Area

IRA

IRA

Site

Site

Site

IRA

Multiple Use
Mgmt. Area

IRA

IRA

N THORNYDALE RD

N THORNYDALE RD

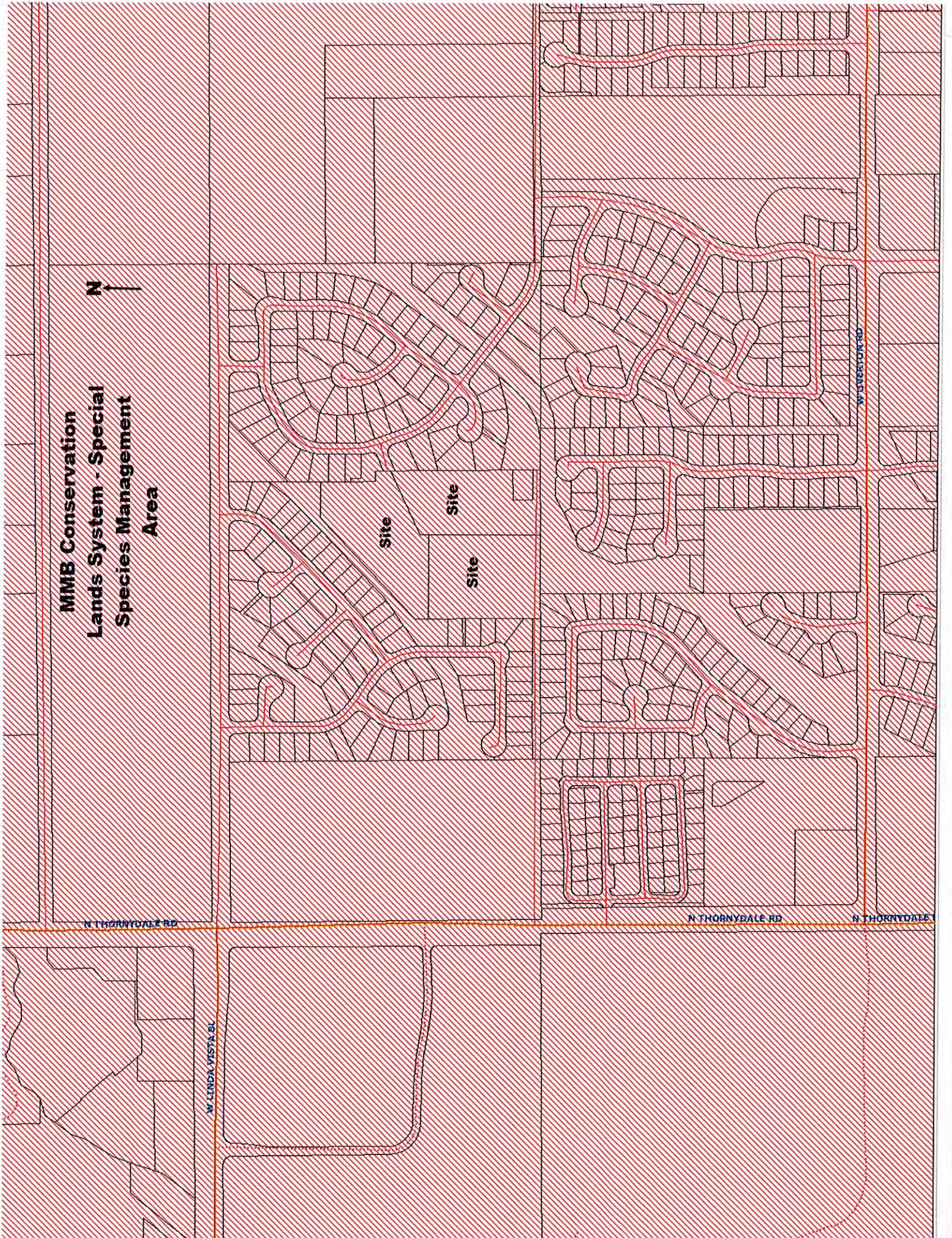
N THORNYDALE RD

W LINDA VISTA BL

Multiple Use
Mgmt. Area

W OVERTON RD

**MMB Conservation
Lands System - Special
Species Management
Area**



N THORNYDALE RD

W LINDA VISTA ST

N THORNYDALE RD

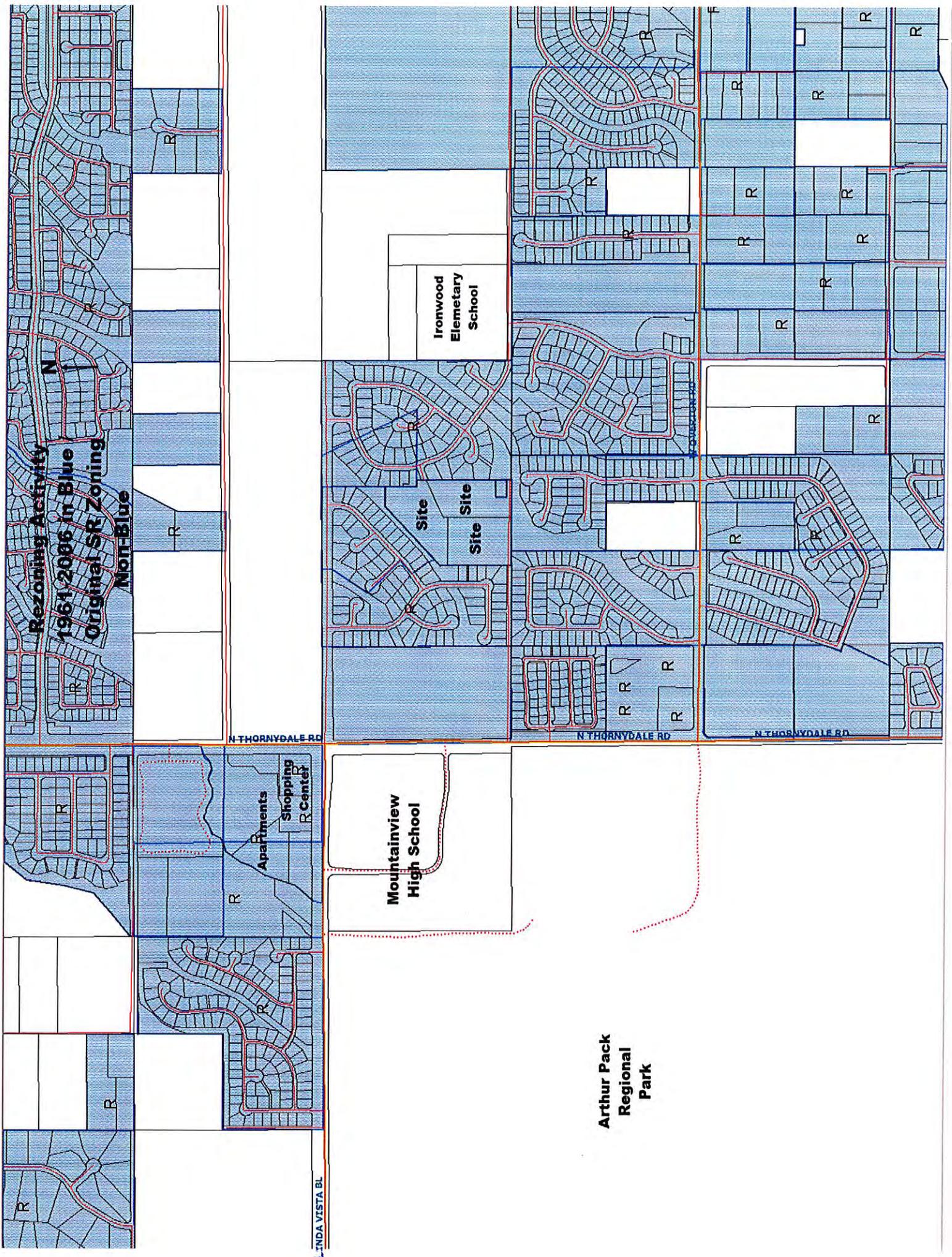
N THORNYDALE RD

W OVERTON RD

Site

Site

Site



Rezoning Activity
1961-2006 in Blue
Original SR Zoning
Non-Blue

Ironwood
Elementary
School

Site
Site
Site

Mountainview
High School

Arthur Pack
Regional
Park

N THORNYDALE RD

N THORNYDALE RD

N THORNYDALE RD

LINDA VISTA BL

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING

PRF3 LLC **See Attachment A ***

Owner Mailing Address Email Address/Phone daytime / (FAX)

Michael Marks, AICP * *

Applicant (if other than owner) Mailing Address Email Address/Phone daytime / (FAX)

* /3500 W. Freer Dr. 225-02-004V, 004Q & 004P

Legal description / property address Tax Parcel Number

9.78 ac. SR CR-4 * * *

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.

March 13, 2015

Date

Michael Marks

Signature of Applicant

FOR OFFICAL USE ONLY

PRF3 LLC - ~~PREPARED BY~~ PRAR ROSE LN **Co9-15-02**

Case name

SR CR-4 161 \$7282 1

Rezoning from Rezoning to Official Zoning Base Map Number Fee Supervisor District

MU x TRA (Special Species)

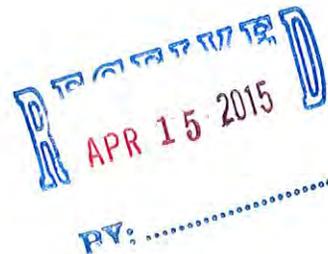
Conservation Land System category

Cross reference: Co9-, Co7-, other **Co7-14-01 / Co9-83-130** **NW / MU^{4RT} / Police Pending Reso**

Comprehensive Plan Subregion / Category / Policies

Received by *DWA* Date 4-15-15 Checked by *JS* Date 4-16-15

TR5 12-13-20



ATTACHMENT A

To The Rezoning Application for the Property with Access off of Briar Rose Lane and with a South Boundary being the Freer Drive Alignment

OWNER'S MAILING ADDRESS, EMAIL ADDRESS/PHONE DAYTIME/FAX

Mailing Address: 5760 E. Territory Ave. Tucson Arizona 85750
Email Address: fafarsjo@gabroylaw.com
Daytime Phone: 320-1300
Fax: 320-0717

APPLICANT'S EMAIL ADDRESS/PHONE DAYTIME/FAX

Company: MJM Consulting, Inc
Contact: Michael Marks, AICP
Address: 7002 E. 4th Street, Tucson Arizona 85710
Email Address: mjmconsulting@cox.net
Daytime Phone: 241-8876

LEGAL DESCRIPTION

A portion of the N2 of the NW4 Section 20 of Township 12 South, Range 13 East.

COMPREHENSIVE PLAN SUBREGION/CATEGORY/POLICIES

Comp Plan Subregion: Northwest

Category: MIU, except for a minor portion at the southeast corner of the property which is RT.

- Policies:
- A. Native riparian vegetation shall be used to enhance drainage improvements.
 - B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
 - C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 - 2. Vegetation community type(s);
 - 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal)
 - 4. Surface water or unique landforms such as rock outcrops; and
 - 5. Contribution to landscape connectivity.
 - D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity
-

Arizona Corporation Commission
 State of Arizona Public Access System

04/16/2015

10:28 AM

Jump To...

[Scanned Documents](#) [Amendments](#) [Microfilm](#)

Corporate Inquiry	
File Number: L-1198388-2	Check Corporate Status
Corp. Name: PRF3, L.L.C.	

Domestic Address

3507 N CAMPBELL #111
TUCSON, AZ 85719

Statutory Agent Information

Agent Name: RONNA L FICKBOHM
Agent Mailing/Physical Address:
3507 N CAMPBELL #111
TUCSON, AZ 85719
Agent Status: APPOINTED 05/02/2005
Agent Last Updated: 09/12/2005

Additional Corporate Information

Corporation Type: DOMESTIC L.L.C.	Business Type:
Incorporation Date: 05/02/2005	Corporate Life Period: PERPETUAL
Domicile: ARIZONA	County: PIMA
Approval Date: 06/21/2005	Original Publish Date: 08/18/2005

Manager/Member Information

RONNA L FICKBOHM MANAGER 2208 E THIRD ST TUCSON, AZ 85719 Date of Taking Office: 05/02/2005 Last Updated: 06/21/2005	RAYMOND F PREDENKIEWICZ MANAGER 2913 E HAWTHORNE ST TUCSON, AZ 85716 Date of Taking Office: 05/02/2005 Last Updated: 06/21/2005
THE ROLLMAN REVOCABLE TRUST	THE PREDENKIEWICZ REV TRUST

MEMBER 6582 N. PLACITA ALTA REPOSA TUCSON,AZ 85750 Date of Taking Office: 10/03/2012 Last Updated: 11/26/2012	MEMBER 2913 E. HAWTHORNE ST. TUCSON,AZ 85716 Date of Taking Office: 06/07/2011 Last Updated: 07/21/2011
FIRST TRUST CO OF ONAGA AS MEMBER CUSTODIAN FOR PATRICIA L PAYNE IRA ACCOUNT PO BOX 420 ONAGA,KS 66521 Date of Taking Office: 06/07/2011 Last Updated: 07/21/2011	FIRST TRUST CO OF ONAGA AS MEMBER CUSTODIAN FOR FRED A FARSSJO IRA ACCOUNT PO BOX 420 ONAGA,KS 66521 Date of Taking Office: 06/07/2011 Last Updated: 07/21/2011

Scanned Documents

(Click on gray button - if present - to view document - will open in a new window.)
(If gray button is not present, please check back later.)

Document Number	Description	Date Received
<input type="button" value="01089751"/>	ARTICLES OF ORGANIZATION	05/02/2005
<input type="button" value="01318767"/>	PUB OF ARTICLES OF ORGANIZATION	08/18/2005
<input type="button" value="03483428"/>	AMENDMENT	06/07/2011
<input type="button" value="04011288"/>	AMENDMENT	10/03/2012

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Amendments

Amendment Date	Amendment Type	Publish Date	Publish Exception
10/03/2012	AMENDMENT		WAIVE
06/07/2011	AMENDMENT		WAIVE

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Microfilm

Location	Date Received	Description
31872001528	05/02/2005	ARTICLES OF ORGANIZATION
31919002579	08/18/2005	PUB OF ARTICLES OF ORGANIZATION

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 - [STARPAS Main Menu](#)
 - [A.C.C. Corporations Division Main Page](#)
 - [Arizona Corporation Commission Home Page](#)
-

Co7-14-01 Comprehensive Plan Amendment Approval BOS Minutes 10-21-14

10. Extension of Premises/Patio Permit

06100203, Randy D. Nations, Hot Rods Old Vail, 10500 E. Old Vail Road, Tucson, Temporary Extension of Premises for December 4 and 13, 2014.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing, approve the permit and forward the recommendation to the Arizona Department of Liquor Licenses and Control.

11. Fireworks Permit

Adam Bernal, Citizens for Picture Rocks, 5615 N. Sanders Road, Tucson, October 31, 2014 at 8:30 p.m.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing and approve the permit.

12. Extension of Premises/Patio Permit

06100216, James Patrick Molina, Putney's Sports Bar, 6090 N. Oracle Road, Tucson, Temporary Extension of Premises for November 1 and 2, 2014.

The Chair inquired whether anyone wished to address the Board. No one appeared. It was moved by Supervisor Elías, seconded by Supervisor Carroll and unanimously carried by a 5-0 vote, to close the public hearing, approve the permit and forward the recommendation to the Arizona Department of Liquor Licenses and Control.

DEVELOPMENT SERVICES



13. Comprehensive Plan Amendment

Co7-14-01, PRF 3, L.L.C. - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT
Request of PRF 3, L.L.C., represented by MJM Consulting, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1 200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 7-0 (Commissioners Bain, Cook and Neeley were absent) to recommend APPROVAL SUBJECT TO REZONING POLICIES. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

- A. Native riparian vegetation shall be used to enhance drainage improvements.
- B. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- C. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 2. Vegetation community type(s);
 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 4. Surface water or unique landforms such as rock outcrops; and
 5. Contribution to landscape connectivity.
- D. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

Chris Poirier, Assistant Planning Director, provided the staff report. He stated that they had received 13 letters in opposition and that 5 speakers spoke in opposition at the Commission Hearing most with concerns regarding traffic. He said the property was located within the Maeveen Marie Behan Conservation Land System and contained both Important Riparian Area and Multiple Use Management Area overlaid by a Special Species Management Area. He added that one of the policies would ensure open space objectives were met.

The following speakers addressed the Board:

- Carolyn Campbell, Coalition for Sonoran Desert Protection
- Barbara Scholten
- Raymond and Stacia Ringer
- Linda Groft

They offered the following comments:

- Support was given for the offsite mitigation and the specific recommendations from the Commission.
- The use of offsite mitigation in the Northwest corridor has become more common.
- Mitigation guidelines have been included in the Pima Prospers draft which would institutionalize the practice.
- Opposition of the change to medium density due to traffic, safety and access concerns.
- Thornydale Road needed to be widened before there was more development.
- The neighborhood would no longer be a quiet place or safe haven for children but a new neighborhood within an existing neighborhood.

Michael Marks, MJM Consulting, Inc., reported they had met with the neighbors and addressed access, traffic, two-story development, lot sizes and density. They discovered after a study that traffic was impacted by cut-through to the elementary school and that alternatives had been discussed with the school principal. He said there would be a potential for an alternative access to the north from the school through vacant property to the Linda Vista Road alignment. He stated that when Huntington Ridge was designed and platted there had been an access point off of

Crestone to the subject property for the sole purpose of providing access to the property and that the capacity of Crestone Road was designed to accommodate the future development. He spoke on the riparian area, that the designation of LIU 0.3 was no longer appropriate and that a MIU designation would recognize the urban and infill nature of the property.

It was moved by Supervisor Miller, seconded by Supervisor Elias and unanimously carried by a 5-0 vote, to close the public hearing and approve Co7-14-01, subject to rezoning policies.

14. **Comprehensive Plan Amendment**

Co7-14-02, SIGNATURE HOMES BY MIRAMONTE, L.L.C. - W. HARDY ROAD PLAN AMENDMENT

Request of Signature Homes by Miramonte, L.L.C., represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 20.0 acres located on the north side of W. Hardy Road, approximately 600 feet east of N. Thornydale Road, in Section 20, T12S, R13E, in the Northwest Subregion. On motion, the Planning and Zoning Commission voted 7-0 (Commissioners Bain, Cook and Neeley were absent) to recommend APPROVAL SUBJECT TO REZONING POLICIES. Staff recommends APPROVAL SUBJECT TO REZONING POLICIES. (District 1)

Recommended Rezoning Policies:

- A. The preliminary development plan submitted with the rezoning application shall demonstrate avoidance of the regulatory floodplain and Important Riparian Area associated with the Hardy Wash.
- B. Post-development floodplains shall be designated as Resource Transition.
- C. The location of off-site mitigation properties should be within the same general geographic region of the original project site.
- D. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
 2. Vegetation community type(s);
 3. Habitat values for applicable CLS Special Species (e.g. breeding and dispersal);
 4. Surface water or unique landforms such as rock outcrops, and
 5. Contribution to landscape connectivity.
- E. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

Chris Poirier, Assistant Planning Director, provided the staff report and stated they had received two letters and a protest petition of 11 signatures in opposition. He summarized the concerns being the overall preservation of the land, traffic and flood control issues. He said the area was subject to the Multiple Use Management Area overlayed by the Special Species Management Area of the Maeveen Marie Behar Conservation Land System.

May, 7, 2015

Attn: Pima County Planning and Zoning Commission
201 N. Stone Ave., 2nd floor
Tucson, AZ 85701



RE: CASE #C07-14-01 (PRF3 zoning case) *C09-15-02*

Dear Sir/Madam:

As a longtime concerned resident of Pima County and the Huntington Ridge/Los Lindas neighborhood, and as a matter of record, I am writing to advise you of my disapproval of an attempt by a developer to rezone the area for construction that is under consideration in case C07-14-01.

The main problem for this mass infusion of smaller houses at the proposed location is traffic problems, to and from the proposed re-zoning location. Existing traffic problems are horrific and dangerous in our neighborhood, due to the elementary school commuters, pedestrians and cars and trucks cutting through the area. It often takes me 15 minutes just to get out of the neighborhood with cars backed up at the main street all the way to the proposed development. Traffic issues are even worse around the times of 7:00 am. and 2:00 pm. for school opening and closings. The routine traffic already presents a constant safety issue for the schoolchildren, their parents/visitors and local residents with cars desperately going around the long line of parents parked and waiting to pick up their children.

Also, the area being proposed for high density development are teeming with healthy and natural wildlife and desert vegetation which would be a tragedy to lose and disrupt with rezoned higher density high traffic housing.

We are are not directly connected to the planned development but in the neighborhood, but we will be highly affected by this decision. We were surprised and dismayed that we were not formally notified by the developer that they were trying to accomplish this high density rezoning. This decision is important to all of us in the neighborhood, not just the few houses directly connected to the new proposed zoning.

Please understand that we are not completely opposed to development and progress with reasonable zoning, however, to approve higher density housing in this proposed neighborhood is not the correct decision for this community or the Planning and Zoning Commission. Please don't approve this rezoning.

Sincerely,

A handwritten signature in black ink that appears to read "Mark & Becky Evans".

Mark & Becky Evans
3377 W. Crestone Ct., Tucson, AZ 85742

ADDITIONAL MATERIALS FOR PLANNING AND ZONING
COMMISSION POST STAFF REPORT



MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES

DATE: July 15, 2015

TO: Honorable Members of the Planning and Zoning Commission

FROM: David Petersen, Senior Planner *D.P.*

SUBJECT: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning; Additional Material for One and Two-Story Construction Limits and Allowances

Attached are two letters and associated exhibits from the applicant which address lots within the proposed rezoning preliminary development plan which are proposed to be limited to one-story construction, leaving remaining lots with the potential for two-story construction.

One letter is a copy of letters sent to owners of lots abutting the east side of the rezoning site within the Las Lindas subdivision (aka Huntington Ridge) wherein the applicant commits to one-story home construction for Lots 1, 3, 5, and 7 as identified on the preliminary development plan and in the preliminary development plan exhibit re-titled "1 story Restricted Home Sites".

The second letter is a copy of a letter sent to the president of the Linda Vista Ridge subdivision which is adjacent to the west of the rezoning site. In the letter, the applicant commits to one-story home construction for Lots 14 and 15 as identified on the preliminary development plan and in preliminary development plan exhibit re-titled "1 story Restricted Home Sites". Proposed Lots 14 and 15 directly abut lots within the Linda Vista Ridge subdivision. A separate exhibit shows distances of non-abutting proposed lots to lots within the Linda Vista Ridge subdivision.

If the Commission is inclined to selectively restrict proposed lots to one-story construction, the restrictive condition can refer to lot numbers as identified on the preliminary development plan, as opposed reference to the exhibits attached to the letters. This will reduce required exhibit attachments to the rezoning ordinance should the rezoning be approved by the Board of Supervisors.

July 15, 2015

RECEIVED
JUL 15 2015

Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

BY:

Dear Mr. Curt Holmes, President of the Linda Vista Ridge Homeowners Association:

I am getting back to you to explain our position regarding the two story home issue along the boundary with the Linda Vista Ridge subdivision. This is what you indicated was an item you wanted PRF3, LLC to address on behalf of your community. It's been a while since we held that meeting, but I wanted to get back to you before the Planning & Zoning Commission hearing so you understand our thoughts.

We do want to limit the two lots on the west boundary which abut your subdivision to one story homes. Those lots are Lots 14 & 15 on the Preliminary Development Plan, which is the official name of the Site Plan which I presented to you at the neighborhood meeting and which will be presented at the Planning & Zoning Commission. This seems perfectly fair since these two lots abut the Linda Vista Ridge subdivision without any intervening open space.

We have talked internally about whether we could limit the number of two stories for the homes along the north boundary, as was suggested by one of your neighbors at the neighborhood meeting. Due to the distance between those lots (i.e. Lots 27-31 & 34) and the nearest Linda Vista Ridge lots and the open space within this intervening distance and the vegetation that exists and the additional vegetation that will be transplanted into this open space and detention basin we do not believe it to be necessary.

Attached are two exhibits. One entitled '1-STORY RESTRICTED HOME SITES' shows the lots we offer to be restricted to no 2-story homes. That map shows Lots 14 & 15 along the west boundary so restricted as indicated above. It also indicates several lots along the east boundary adjacent to the Las Lindas Subdivision (aka Huntington Ridge).

The second exhibit is entitled 'LOTS ALONG THE NORTH BOUNDARY', and it shows the northerly open space and the dimensions between the PRF3 lots and the Linda Vista Ridge lots to the north. Those distances vary for Lots 27-31 from 140 to 195 feet, depending on how you measure these distances. Adjacent to Lot 34 that dimension is

Letter to Curt Holmes

July 15, 2015

Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

Page 2

about 88 feet. Remember these are the distances between lot lines, and they will be greater when the measurement is between homes, considering the setbacks. This is a substantial distance and should, we believe, eliminate the potential for residents within the PRF3 lots looking into the back yards of the abutting Linda Vista Ridge lots. (This exhibit also indicates the lots abutting the PRF3 project with existing 2-story homes.)

But in addition to the distance between the PRF3 and the Linda Vista Ridge lots the vegetation within the intervening open space and detention basin will mitigate the possibility of this concern. Currently there is a substantial amount of vegetation within this open space, south of the drainage way. We will be enhancing this vegetation with plants that will be transplanted from elsewhere within our project into this open space and detention basin. With these conditions the restriction of these lots to one-story construction would be unnecessary.

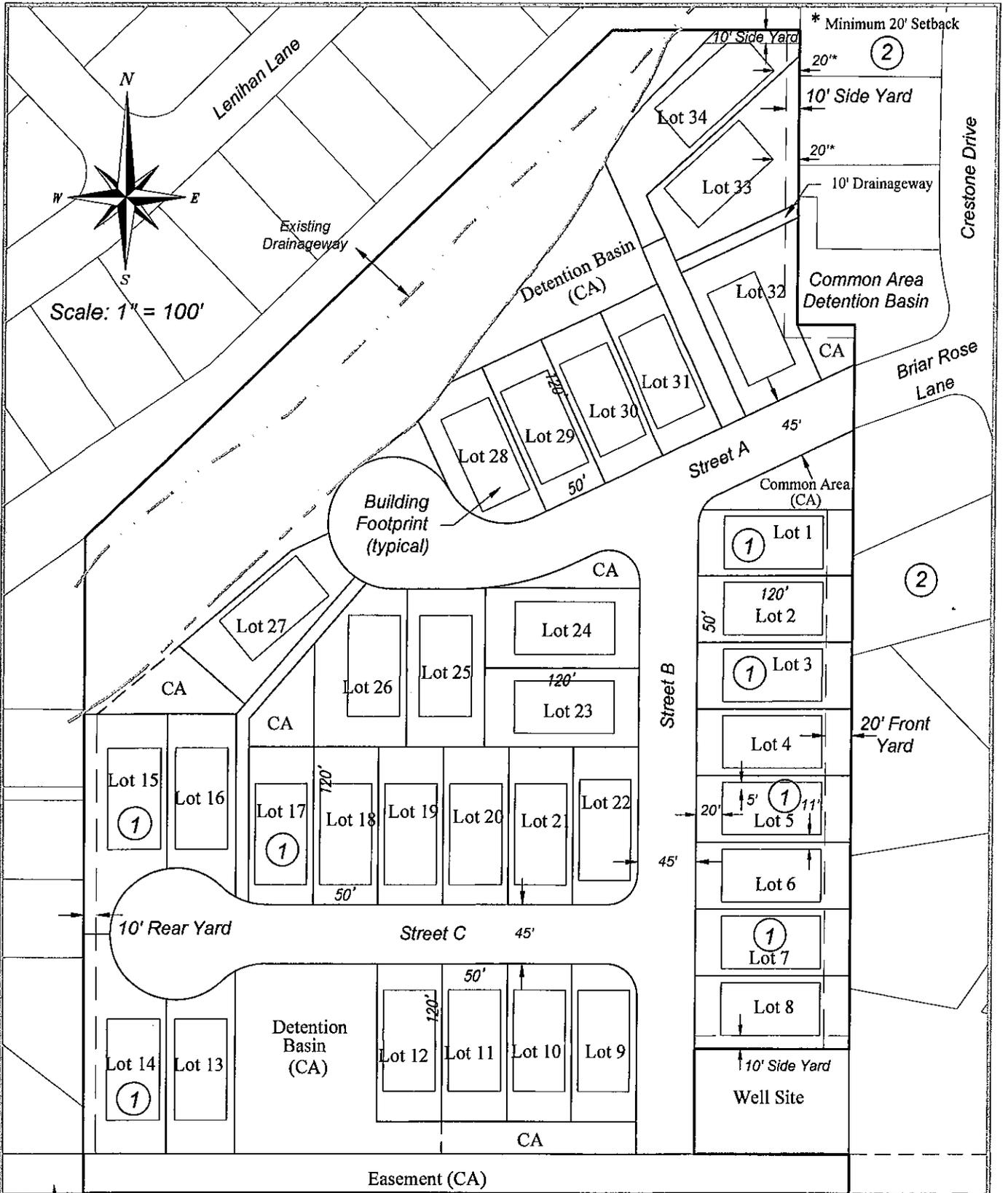
I hope this letter clarifies our position. Please let me know if you have any further questions or comments. Also please share this with your neighbors. Thank you.

Sincerely,



Michael Marks, AICP

President

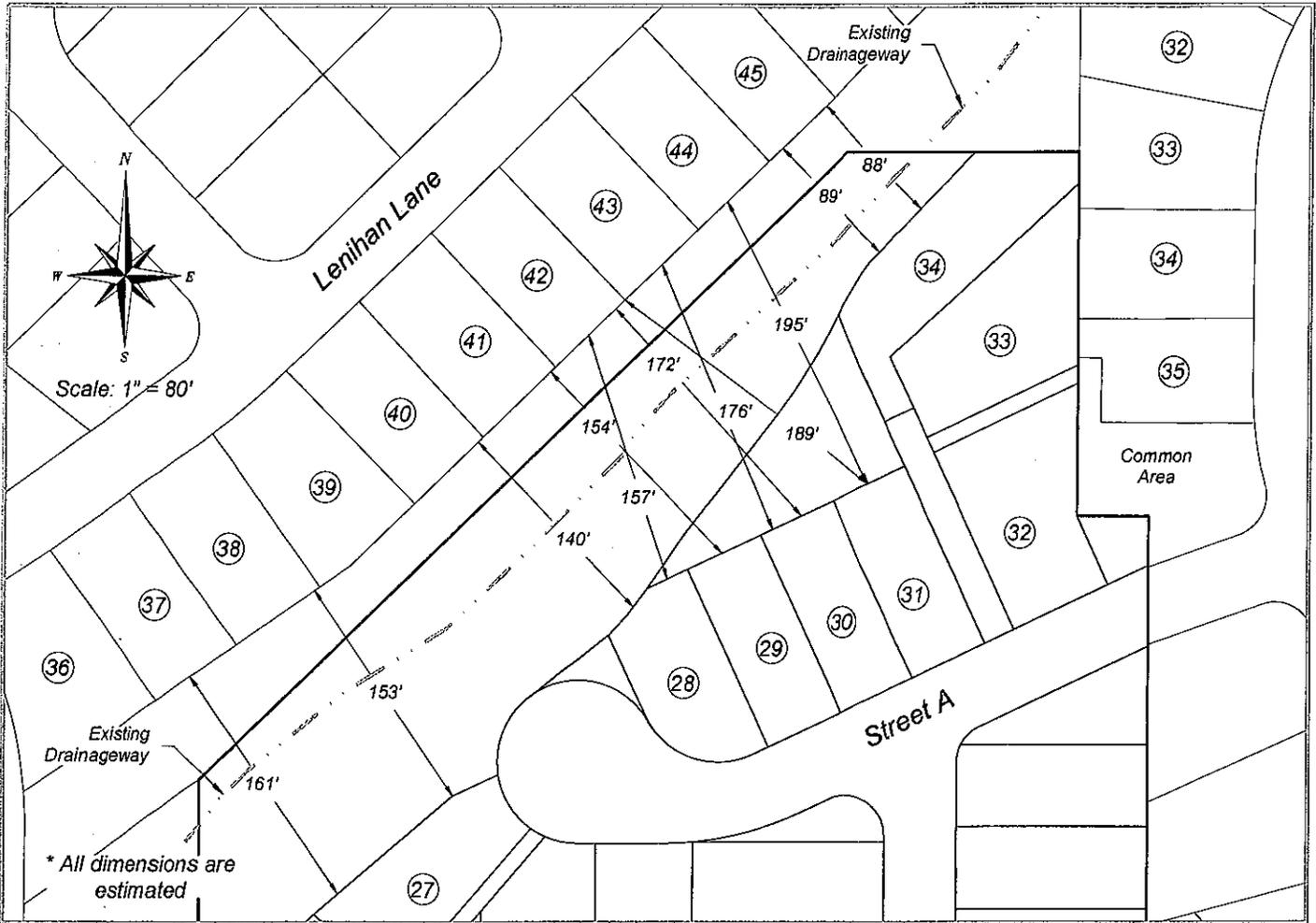


② Freer Drive Easement ②

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

PRF3 LLC- Briar Rose Lane
 APN: 225-02-004P, 225-02-004Q, 225-02-004V
 Section 20, Township 12 South, Range 13 S,
 Pima County, Arizona

1 Story Restricted Home Sites



* All dimensions are estimated

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

PRF3 LLC- Briar Rose Lane
 APN: 225-02-004P, 225-02-004Q, 225-02-004V
 Section 20, Township 12 South, Range 13 S,
 Pima County, Arizona

Lots Along the North Boundary

JUL 15 2015

BY:

July 15, 2015

Re: Co9-15-02 PRF3, LLC – W. Briar Rose Lane Rezoning

Dear Owner of a Las Lindas Lot that Abuts the PRF3 Project

It has been a while since we met to talk about the proposed PRF3 Rezoning. I am getting back to you now to explain our position regarding the two story homes along our east boundary, that being the boundary common with the Las Lindas subdivision. While other items came up I believe the building height issue is one for which we can effectively address. I am sending this to you prior to the Planning & Zoning Commission hearing so you can understand what we will be presenting to the Commission ahead of time.

First let me address Lots 1-8 as identified on the Preliminary Development Plan, which is the official name of the Site Plan which I presented to you at the neighborhood meeting and which will be presented at the Planning & Zoning Commission. We are able to restrict 4 of those lots to one-story construction. Starting at Briar Rose Lane and going southward we are willing to restrict Lots 1, 3, 5 & 7 to one-story homes. The other lots (i.e. Lots 2, 4, 6 & 8) will be allowed to be two-stories, but that would not mean they necessarily would be two stories as the future buyer may select a one-story model on one or more of those lots.

The attached exhibit entitled '1-STORY RESTRICTED HOME SITES' shows Lots 1, 3, 5 & 7 as limited to one story construction. It also shows the second lot south of Briar Rose Lane within the Las Lindas subdivision to contain an existing 2-story home. That is why our Lot 2 should also be allowed 2-story construction. We also believe that alternating the one and two story homes along this row of lots, in the 'worst case scenario' will provide a good compromise for everyone involved. I should also point out that our lots along this border will have lower finished floor elevations than that on the abutting Las Lindas lots, which will further mitigate the building height.

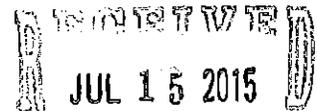
I also want to address the three lots north of Briar Rose Lane that abut Las Lindas. Those lots are Lots 32-34. Starting with Lot 32 there should be no reason to limit its building height as it is next to a detention basin. Lot 34 is next to an existing 2-story home in Las Lindas so it should not be restricted. We would also maintain the 2-story option for Lot 33 and feel that it is justified given that there already is a 2-story home next to it and given the angle of Lot 33 relative to the adjacent lot and the additional depth in Lot 33 makes for a good situation for both the current Las Lindas home owner and the future PRF3 home owner.

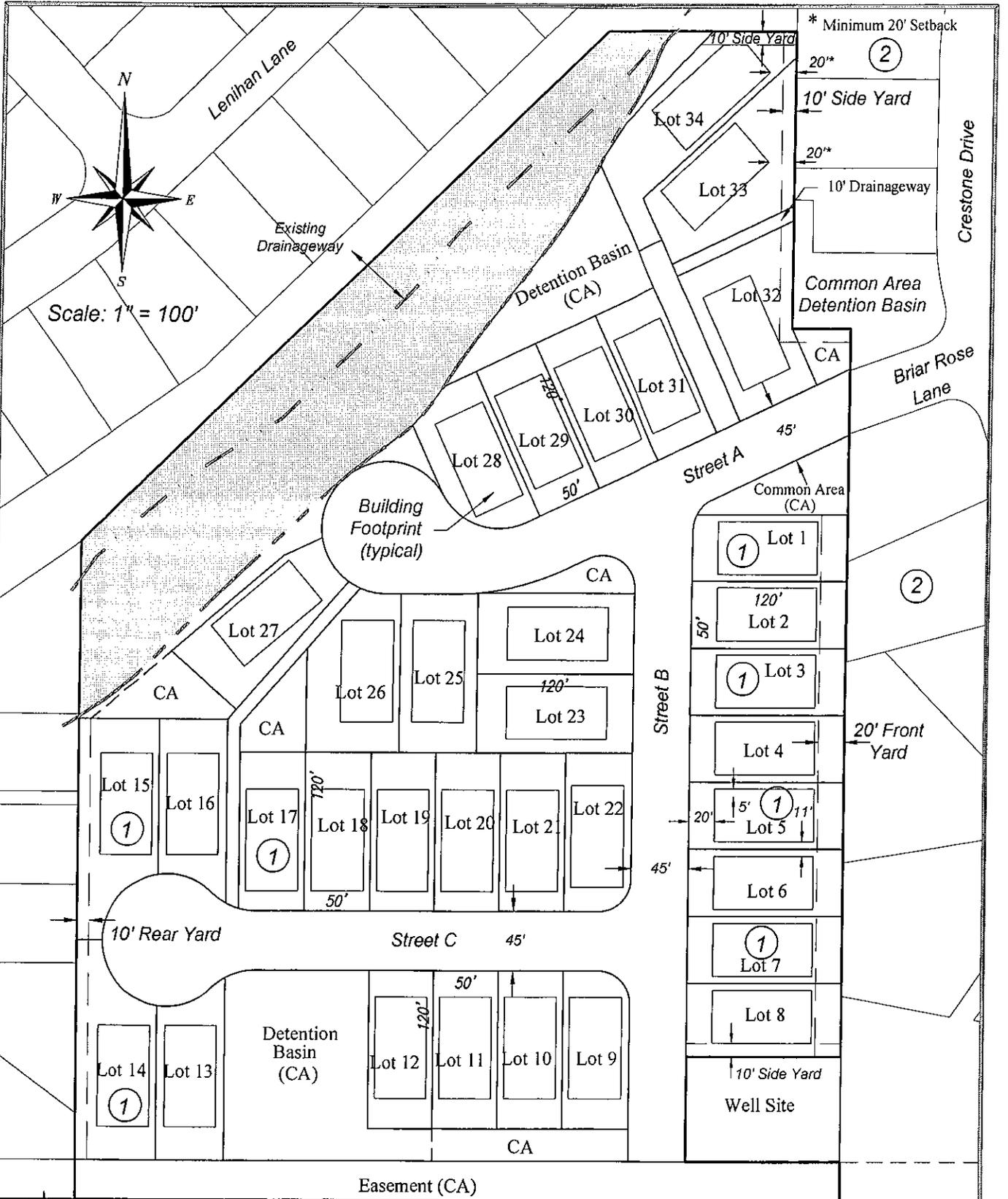
I hope this letter clarifies our position. Please let me know if you have any additional questions. Also please share this with any of your neighbors. Thank you.

Sincerely,



Michael Marks, AICP
President





② Freer Drive Easement ②

MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-685-5021

PRF3 LLC- Briar Rose Lane
 APN: 225-02-004P, 225-02-004Q, 225-02-004V
 Section 20, Township 12 South, Range 13 S,
 Pima County, Arizona

1 Story Restricted Home Sites