

[REDACTED]

From: [REDACTED]
Sent: Thursday, November 17, 2016 11:53 AM
To: District1
Subject: Lot 9 The enclave

Dear Ally Miller:

Please protect our skylines by opposing the HDZ special use request for construction on this protected ridge.

Thank you.

Warren Siringer

[REDACTED]

From: Mike Addis <[REDACTED]>
Sent: Thursday, November 17, 2016 9:12 AM
To: District1
Subject: 'HDZ SPECIAL USE REQUEST FOR LOT 9 OF THE ENCLAVES SUBDIVISION'/ BOARD MEETING OF 11/22/16

Dear Supervisor Miller-

On November 22 the Board will be considering whether to grant an exception to the **Ridge Ordinance**, passed by the Board in 2003, for a house to be built in the foothills of the Tucson Mountains.

I urge you to reject this exception to the **Ridge Ordinance**.

Granting the exception would permit a large house to be built on the ridge line of Lot 9 of the Enclave development. This development is located West of Tucson along the North side of Speedway. There is no legitimate reason to grant this exception and there are a number of reasons why the exception should not be granted.

- 1- Allowing a house on this ridge would be a step in the destruction of exactly what the **Ridge Ordinance** was meant to prevent-- the degradation of the unique beauty of the mountains and ridges surrounding Tucson.
- 2- The present owner bought Lot 9 at a fire sale from the bank after the bank had repossessed it from the original bankrupt developer. The owner knew or should have known, if he did his proper due diligence before buying the parcel, that the lot had ridge restrictions.
- 3- Granting the exception will lead to other landowners pointing to this grant of an exception as precedent for allowing additional exceptions to the ordinance. The ordinance will thus become meaningless, honored more in the breach than the observance.

Thank you for your consideration of my strong opposition to granting the exception.

Sincerely,

Michael Addis

[REDACTED]

From: Susan Sferra <[REDACTED]>
Sent: Wednesday, November 16, 2016 11:41 PM
To: District1
Subject: NO ON HDZ SPECIAL USE REQUEST FOR LOT 9 OF THE ENCLAVES SUBDIVISION'/
BOARD MEETING OF 11/22/16

Dear Supervisor Miller:

Please do not weaken the 2003 Pima County Peaks and Ridges Protection Plan by allowing waivers for ridgeline development. I encourage the Board of Supervisors to reject the special use permit wavier for Moussa at the Enclave at Gates Pass (Lot 9) as well as future waiver requests in Pima County. Neither property owners or future developers should have the right to build on a protected peak or ridge; the cost to the environment is far greater than the benefit to the few.

I live in the adjacent Dusty Hollow Court neighborhood and purchased my home because it is surrounded by natural habitat and relatively undeveloped ridgelines. Placing this large home on the ridgeline will stick out like a sore thumb and will ruin my viewshed. Had I known this would happen, I would not have purchased a home in this location. Our natural, unfenced neighborhood and the adjacent as-of-yet undeveloped Enclave at Gates Pass support deer and other wide-ranging wildlife dependent on drainage and ridgeline corridors for daily and seasonal movement. Ridgeline development would impede and fragment wide ranging wildlife movement, resulting in reduced wildlife populations.

I am concerned that a waiver for Moussa will set a precedent for future waivers, sending us down a slippery slope of habitat and viewshed degradation. Speedway Avenue west of I-10 is a scenic byway, enjoyed by residents and tourists traveling to and from Tucson Mountain Park, Saguaro National Park, and the Arizona-Sonora Desert Museum. The stretch near the Enclaves at Gates Pass is especially scenic with mountain views, saguaro forest, and sparsely populated foothills. If we allow ridgeline development, we not only irretrievably ruin the natural environment and beauty of the Sonoran desert, but we reduce the draw for tourists to visit Tucson and contribute to our economy. The citizens of Tucson are fortunate that the Sonoran Desert Conservation Plan provides the vision and guidance to conserve open space and the unique natural habitat in Pima County. The Plan was the culmination of many many years of hard work by a wide variety of citizens, government officials, agencies, and nongovernment organizations with different viewpoints. We need to uphold the work accomplished by the authors of the Sonoran Desert Conservation Plan to keep Tucson from becoming another Phoenix or Las Vegas. Let us not allow waivers to the Peaks and Ridges Protection Plan to ruin the environment we fought so hard to protect.

Sincerely,
Susan Sferra