



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Raymond J. Carroll, Supervisor, District # 4

FROM: Arlan M. Colton, Planning Director

A handwritten signature in black ink, appearing to be "AMC", is written over the name "Arlan M. Colton".

DATE: February 5, 2014

SUBJECT: Co9-13-09 Title Security Agency of Arizona TR 2055 - Tanque Verde Road Rezoning

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, FEBRUARY 18, 2014** hearing.

REQUEST: For a rezoning of approximately **41 acres from SR (Suburban Ranch) to CR-1 (Single Residence Zone)** and for a rezoning of approximately **81.5 acres from SR (Suburban Ranch) to SR® (Suburban Ranch)(Restricted)**. The property is located on the north side of Tanque Verde Road approximately 2400 feet east of Houghton Road.

OWNER: Title Security Agency of Arizona TR 2055
6111 E. Grant Road
Tucson, AZ 85712

AGENT: The WLB Group
Rob Longaker
4444 E. Broadway Bl.
Tucson, AZ 85711

DISTRICT: 4

STAFF CONTACT: Terrill Tillman

PUBLIC COMMENT TO DATE: Staff has received 15 letters of protest and 2 letters in support of the rezoning. Staff also received 380 re-submitted opposition petitions that were originally submitted while the site was undergoing the Comprehensive Plan Amendment, July- September of 2013.

PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS AS AMENDED, (8-1; Commissioner Membrila voted NAY, Commissioner Holdridge abstained (abstention counts as YES vote), Commissioner Neeley was absent).

STAFF RECOMMENDATION: APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property lies within the Important Riparian Area (43 acres) and Biological Core Management Area (73.6 acres) of the Maeveen Marie Behan Conservation Lands Systems (MMBCLS).

CP/TT/ar
Attachments



Board of Supervisors Memorandum

Subject: Co9-13-09

Page 1 of 8

FOR FEBRUARY 18, 2014 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director
Public Works-Development Services Department-Planning Division

DATE: February 5, 2014

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

**Co9-13-09 TITLE SECURITY OF ARIZONA TR 2055 - TANQUE VERDE ROAD
REZONING**

Request of Title Security of Arizona TR 2055, represented by The WLB Group, Inc. for a rezoning of approximately 41 acres from SR (Suburban Ranch) to CR-1 (Single Residence Zone) and for a rezoning of approximately 81.5 acres from SR (Suburban Ranch) to SR® (Suburban Ranch)(Restricted). The property is located on the north side of Tanque Verde Road approximately 2400 feet east of Houghton Road. The proposed rezoning conforms to the LIU 0.3, LIU 1.2 and RT Comprehensive Plan designations. On motion, the Planning and Zoning Commission voted 8-1 to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS AS AMENDED** (Commissioner Membrilla voted NAY, Commissioner Holdridge abstained (abstention counts as YES vote), Commissioner Neeley was absent). Staff recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS**.
(District 4)

Planning and Zoning Commission Public Hearing Summary (January 29, 2014)

Staff presented the staff report to the commission.

A commissioner asked about the potential for flooding on the southern boundary of the property. Staff stated the site was floodplain prior to construction of the spur dike. The separate flow from the Agua Caliente wash that crosses Tanque Verde Road is a current condition and is not proposed to change.

The applicant presented the project.

A commissioner asked about the gated driveway entrance and the possible location of a wall that will restrict access to the development. The applicant stated that there will be no wall installed along the perimeter of the property.

A commissioner asked about the public access to the wash through the property. The applicant stated that there will be access to the wash provided for the property owners.

A commissioner asked about the equestrian trail. The applicant responded that there are ongoing conversations and that they are committed to work out a solution regarding the equestrian trail.

Speaker #1 (Carolyn Campbell of the Coalition for Sonoran Desert Protection) addressed the commission regarding the proposal. She stated that the applicant has worked with the Coalition and the Coalition supports this request. The submitted letter of support included in staff's report had five proposed conditions, but, after working with staff and the applicant, the following two conditions are requested to be added to the rezoning:

1. The property owner will work with the Coalition regarding lighting and the plant palette for the enhanced vegetation in the Riparian Habitat Mitigation Areas and issues related to facilitating wildlife movement throughout the property, including across the entrance road.
2. Common open space will be maximized between the building envelopes and the Agua Caliente wash on lots 1-23.

The speaker added her concerns about groundwater usage because of the dependent eco-system. Staff requested that we amend condition #1 to include working with staff.

The applicant clarified that public pedestrian access will be provided to the Pima County Trail 101 on the west side of the property.

Speaker #2 addressed the commission with concerns related to the access to the equestrian trails and clarified that she had sent in 400 protest letters that protested the higher density, access, concern for conservation, public access and wildlife crossing.

The applicant stated that they are satisfied with the conditions that have been requested by the Coalition for Sonoran Desert Protection. He also clarified that there are no plans for horses to cross the property. The current proposal for equestrian access will be within the right-of-way.

A commissioner asked about the damage of horses and pedestrians crossing the riparian conservation area to get to the trail head. Staff responded that Regional Flood Control District's opinion is that an established path approximately four-feet in width, meandering through mature vegetation, at grade, and made of natural material would not be considered disturbance and could provide public access through a site. As for the equestrian access, that is still on-going discussion with the applicant.

A motion to close the public hearing was approved.

A commissioner asked whether there were truly 400 protest letters from the neighbors or not. Staff responded.

A commissioner discussed that a condition should be added to provide access to the trails.

A commissioner is concerned that the Fire District comments included in staff's report may not serve the development. Staff discussed that the same fire code requirements will apply with a different fire provider.

The public hearing was closed.

A motion and second was made to approve the rezoning request subject to the standard and special conditions with the addition of the following three conditions:

1. The property owner will work with staff and the Coalition for the Sonoran Desert Protection regarding outdoor lighting and the plant palette for the enhanced vegetation in the Riparian Habitat Mitigation Areas and issues related to facilitating wildlife movement throughout the property, including across the entrance road.
2. Common open space will be maximized between the building envelopes and the Agua Caliente wash on lots 1-23.
3. The developer will provide public access to the Pima County trail head on the southwest side of the property in a manner acceptable to Pima County staff.

The motion to recommend approval of the request subject to standard and special conditions as amended passed 8-1 (Commissioner Membrilla voted NAY, Commissioner Holdridge abstained (abstention counts as YES vote), Commissioner Neeley was absent).

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.

2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. Transportation: The property is limited to one access point on Tanque Verde Road as shown on the preliminary development plan.
8. Regional Flood Control District:
 - A. Prior to development the property owner shall submit to the Pima County Flood Regional Control District; a drainage report including Hydraulic Analysis, Conditional Letter of Map Revision, and Riparian Mitigation Plan for review and approval that addresses the impacts of development to the federally mapped floodplain and local area drainage and to determine maximum encroachment limits, building sites, elevations and setbacks.
 - B. Maximum encroachment limits shall be shown on the plat.
 - C. First flush retention shall be provided within previously disturbed areas.
 - D. Post-development floodplains and flood control improvements shall be in common area.
 - E. Post development riparian habitat including mitigation areas as shown on the Riparian Habitat Mitigation Plan associated with the plat shall be set-aside as separate common area parcels or as easements within residential parcels to the Homeowner's Association for riparian habitat preservation, mitigation and monitoring.
 - F. All-weather access shall be provided to all lots to meet concurrency requirements.
 - G. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.

- H. With the exception of the installation of the water harvesting basin, erosion protection, and riparian mitigation plantings within the common/riparian mitigation area, uses of the common/riparian mitigation area are prohibited and shall be established by a recorded covenant with the home owners association or dedicate the area to Pima County Regional Flood Control District. Maintenance of the improvements identified above is allowable.
 - I. Owner/developer to install a water harvesting basin and plantings within the basin in accordance with the approved subdivision plat and riparian mitigation plan.
9. Environmental Planning:
- A. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
 - B. Maintenance of Common Area by Association: The HOA shall be responsible for the removal of invasive non-native plant species, including those listed below, from Common Areas.
 - C. Maintenance of Lots by Owners: Lot Owners shall keep private lots free of invasive non-native plant species, including those listed below.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (exclude sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (exclude <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass

<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

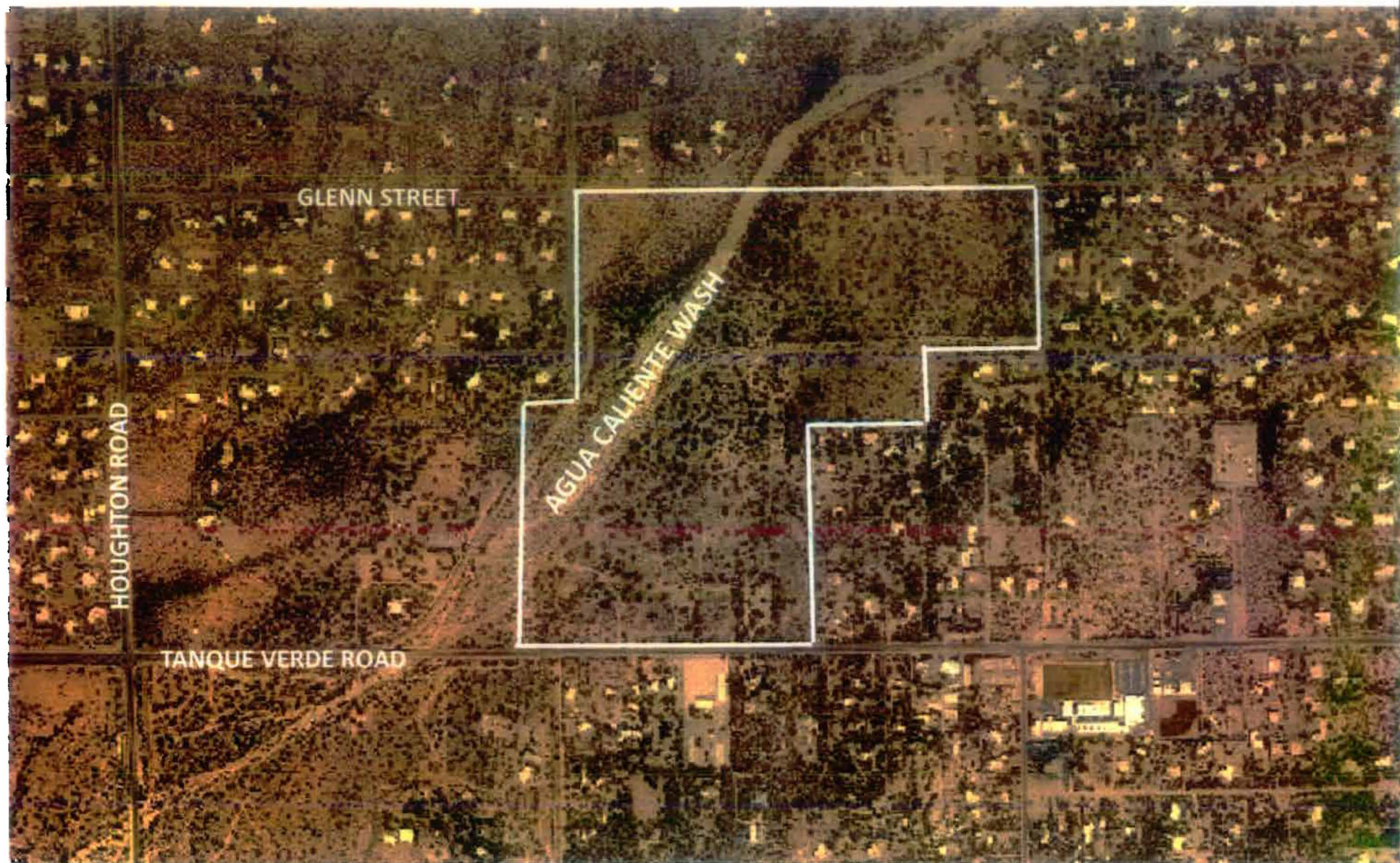
- D. This project will provide no less than 79% of the on-site area that as of January 2014 is designated as Biological Core Management Area as natural or enhanced open space. Grading on Lots 3-39, 47, and 48 will not exceed 12,500 square feet. Grading on lots 50 and 51 will not exceed 43,560 square feet. A maximum grading limit for Lots 1, 2, 40-46, and 49 will be individually determined prior to the approval of the tentative plat. Maximum grading limits for each lot will be recorded on the final plat; in subdivision covenants, conditions, and restrictions; and as deed restrictions.
10. Regional Wastewater Reclamation:
- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. Unless authorized and approved by the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities within the rezoning area, the owner/ developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- 11. Environmental Quality: In accordance with Pima County Code 7.21.027.A no on-site disposal system shall be approved or installed on a single-family residential lot of less than one acre (43,560 sq.ft.), including easements and designated rights-of-way.
 - 12. Adherence to the preliminary development plan as approved at public hearing.
 - 13. Approximately 60 acres of natural conservation area as depicted in the preliminary development plan is to be dedicated to Pima County Regional Flood Control District.
 - 14. Residences on lots 1-49 are limited to one-story and a maximum height of 22 feet.
 - 15. No structures, walls or fences allowed within the riparian/natural areas of individual lots.
 - 16. The property owner will work with staff and the Coalition for the Sonoran Desert Protection regarding outdoor lighting and the plant palette for the enhanced vegetation in the Riparian Habitat Mitigation Areas and issues related to facilitating wildlife movement throughout the property, including across the entrance road.
 - 17. Common open space will be maximized between the building envelopes and the Agua Caliente wash on lots 1-23.

18. The developer will provide public access to the Pima County trail head on the southwest side of the property in a manner acceptable to Pima County staff.
- ~~16.~~19. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
- ~~17.~~20. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

CP/TT/ar
Attachments

c: Title Security Agency of Arizona TR 2055, 6111 E. Grant Road, Tucson, AZ 85712
The WLB Group, Rob Longaker, 4444 E. Broadway Bl., Tucson, AZ 85711
Chris Poirier, Assistant Planning Director
Co9-13-09 File



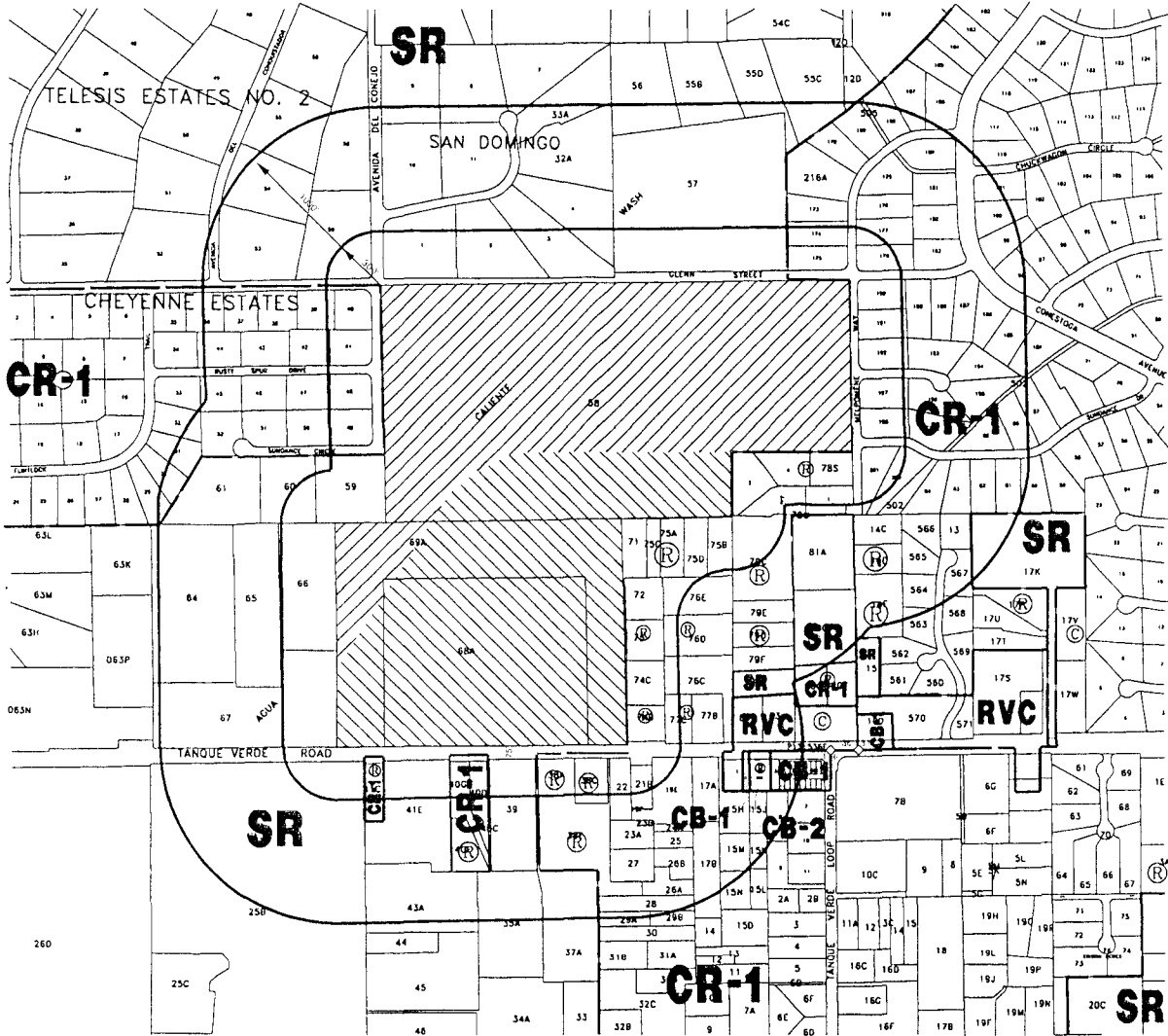
Co9-13-09 TITLE SECURITY AGENCY OF AZ TR 2055 — TANQUE VERDE ROAD REZONING

2012

PIMA COUNTY COMPREHENSIVE PLAN (C07-00-20)



0 1000'



SR to CR-1 
SR to SR[®] 

Area of proposed rezoning from

Notification area _____

BASE MAP 85

Notes Re C07-13-07

REQUIRES SURVEY PRIOR TO ORDINANCE.

Revised: 1/3/14

Tax codes 114-57-068A

Date 12/30/13

File no. C09-13-09

114-57-069A & 114-57-0580

Drafter DS

TITLE SECURITY AGENCY OF AZ TR 2055

TANQUE VERDE ROAD REZONING

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

■■■■■	AREA OF PROPOSED REZONING AND PLAT	=	122.53± ACRES
	NUMBER OF LOTS:	=	51
	TYPICAL LOT SIZE:	=	110' x 230' (LOTS 1-49) 230' x 650' (LOTS 50-51)
	RESIDENCES PER ACRE	=	~0.42
XXXXXX	CONSERVATION NATURAL AREA	=	60± ACRES TO BE DEDICATED IN FEE SIMPLE VIA A PLAT TO PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT

---(001)--- TRAIL PER EASTERN PIMA COUNTY TRAIL SYSTEM MASTER PLAN.
(LOCATED ON PROPERTY THAT IS TO BE GRANTED TO THE PIMA
COUNTY REGIONAL FLOOD CONTROL DISTRICT VIA FINAL PLAT.)

PROPOSED TRAIL CONNECTION

NOTES:

- 1) A 40-FOOT NATURAL LANDSCAPE BUFFEYARD 'D' IS PROPOSED AROUND THE SUBDIVISION PERIMETER.
- 2) A 5.5-FOOT WIDE BICYCLE LANE EXISTS ON BOTH THE NORTH AND SOUTH SIDES OF TANQUE VERDE ROAD.
- 3) REFER TO APPENDIX J FOR STREET SECTIONS FOR THE INTERNAL LOCAL STREET AND TANQUE VERDE ROAD.



**EXHIBIT II-B-1: PRELIMINARY DEVELOPMENT PLAN
DESERT WILLOW RANCH**

1 26 2013
WLB No. 104016-B-005



0'

500

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING January 29, 2014

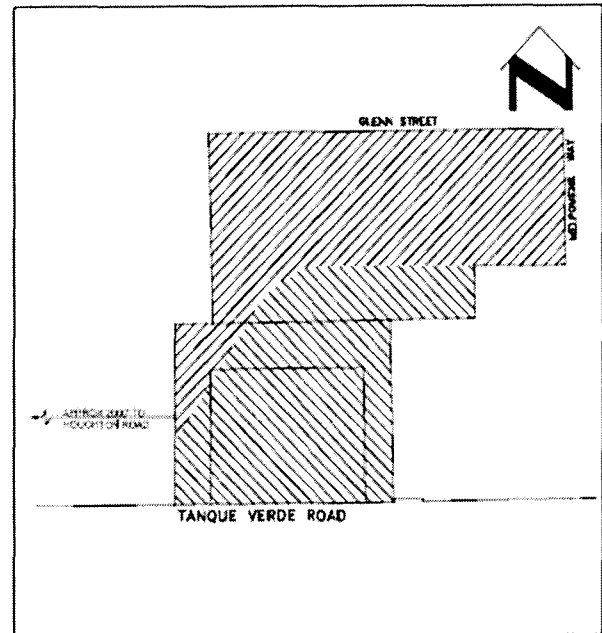
DISTRICT 4

CASE Co9-13-09 Title Security Agency of
Arizona TR 2055 - Tanque Verde
Road Rezoning

REQUEST SR (Suburban Ranch) to SR®
(Suburban Ranch-Restricted)
(81.5 acres) and CR-1 (Single
Residence) zone (41 acres)

OWNER Title Security Agency of Arizona
TR 2055
6111 E. Grant Road
Tucson, AZ 85712

AGENT The WLB Group
Rob Longaker
4444 E. Broadway Bl.
Tucson, AZ 85711



APPLICANT'S PROPOSED USE

The applicant is proposing the following for the approximately 122.5 acres of land:

- two SR® (Suburban Ranch-Restricted) 3.3 acre residential lots with a maximum 43,560 square feet area of disturbance
- approximately 41 acres/49 residential CR-1 (Single Residence) lots with a minimum lot size of 18,000 square feet each with the permitted modification of development standards in riparian areas (Section 18.07.080) for single-story (maximum height of 22 feet), detached, single-family dwelling units with a maximum 12,500 square feet area of disturbance on lots 3-39, 47 and 48. Lots 1, 2, 40-46, and 49 will have established grading limits within the subdivision plat
- approximately 15 acres of SR® for common area and riparian mitigation
- approximately 60 acres of SR® natural open space to be dedicated to Pima County Regional Flood Control District via a subdivision plat
- planned riparian mitigation planting 500 trees and 100 shrubs within approximately 20 acres (includes the common area/riparian mitigation area and designated portions of each lot)

APPLICANT'S STATED REASON

The project is intended to provide single family residential detached homes and secure undisturbed natural open space while retaining the overall low-density character of the area and integrity of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

STAFF REPORT SUMMARY

Staff recommends **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.**

A portion (53 acres) of the subject property received approval of a Comprehensive Plan Amendment (Co7-13-07) from the Board of Supervisors in September of 2013. The plan amendment allowed for an increase in density equivalent to the nearby LIU 1.2 Comprehensive Plan designations. The property has proximity to existing commercial services. There will be a dedication of approximately 60 acres of natural open space south and east of the two proposed SR(Restricted) lots to Pima County Regional Flood Control District to mitigate the potential development impacts to the MMBCLS and for preservation of the Agua Caliente Wash and riparian habitat. The site also provides approximately 20 acres of enhanced riparian mitigation area/enhanced natural open space and trail connectivity to the east and west of the proposed CR-1 development. A 40-foot wide natural landscape buffer will be located along the perimeter of the site further mitigating the effect of the development to the surrounding neighborhood.

COMPREHENSIVE PLAN

Three Pima County Comprehensive Plan designations lie within the subject property. A 53 acre portion of the subject property was approved for a Comprehensive Plan Amendment (Co7-13-07), September 17, 2013 from RT (Resource Transition) to LIU 1.2 (Low Intensity Urban) with a rezoning policy. The amendment allowed an increase in the maximum gross density from 16 units to a maximum of 53 units. The rezoning request to CR-1 is within the LIU 1.2 designated area and is in conformance with the Comprehensive Plan. The LIU 1.2 plan designation is intended for low density residential uses (1.2 residences per acre) and natural open space. The northernmost portion of the site is planned as low density residential LIU 0.3 and the balance of the site remains as RT. The applicant's request meets the allowable LIU 1.2 density and includes approximately 60 acres designated as RT for natural open space to be dedicated to Pima County Regional Flood Control District. The two proposed parcels of SR(Restricted) zoned property meet the LIU 0.3 plan designation maximum gross density of 0.3 residences per acre.

The subject site is not within a Growth Area and there is no special area policy applicable to the site. The rezoning policy limits the footprint of the developed area to be roughly the same as the previously approved tentative plat P1212-039 which will be withdrawn if this request is approved. This proposal is in conformance with the approved tentative plat P1212-039.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM CLASSIFICATION (MMBCLS)

The subject property is located within the MMBCLS. There are approximately 73.6 acres designated as Important Riparian Area and approximately 43 acres of Biological Core Management Area.

The Biological Core Management Area Conservation Guideline recommends 80% conservation and is primarily administrated by Development Services Department. This project proposes 79% conservation both natural means or enhanced conditions.

The Important Riparian Area Conservation Guideline recommends 95% conservation and is primarily administrated by the Regional Flood Control District (owing largely to its correlation with areas designated under the Riparian Habitat ordinance). This project proposes 80% of the approximately 73.6 acres be conserved in either a natural or enhanced condition.

The applicant states conservation methods will be achieved through the following:

- limiting the grading disturbance area on the two SR lots to one acre (43,560 square feet)
- limiting the grading disturbance area on the CR-1 lots 3-39, 47 and 48 to 12,500 square feet
- determining/limiting the grading disturbance area for the CR-1 lots 1, 2, 40-46, and 49 within the subdivision plat
- dedication of approximately 60 acres to Pima County Regional Flood Control District
- planting over 500 trees and shrubs on site to mitigate the Riparian Habitat disturbance

SURROUNDING LAND USES/GENERAL CHARACTER

North	SR, CR-1/Residential, Agua Caliente Wash, Tanque Verde Stables LLC
South	SR, CR-1/ Residential, commercial nursery, Epidarus (dba Amity residential treatment facility).
East	CR-1, SR, RVC/Residential, nursery, feed store, Tanque Verde Unified School District middle school
West	CR-1, SR/Residential

The residential development along Tanque Verde Road is largely 3.3 acre or larger SR zoned lots or one acre CR-1 zoned lots. East of the site is predominately CR-1 zoned development mixed with a few SR zoned parcels. North of the project site is mostly SR zoned parcels. CR-1 zoned developments exist in the area; Cheyenne Estates to the west and Bel Air Estates to the east. The site is well served by nearby retail and services necessary to support the somewhat increased residential density. The primary retail and services center in the area surrounds the intersection of Bear Canyon/Catalina Highway and Tanque Verde Road and includes a major grocery store, drug store, apartments, a variety of dining opportunities, a Sheriff's substation, numerous offices and other small business, and Kirk Bear Canyon County Library.

PUBLIC COMMENT

Staff has received 8 written protests to the rezoning citing no public access to the Pima County trailhead system, increased traffic along Tanque Verde Road, declining water tables, and the negative impacts of development in a riparian area.

PREVIOUS REZONING CASES ON PROPERTY

There have been no previous rezoning cases on the property.

PREVIOUS REZONING CASES IN GENERAL AREA

Most of the properties to the south and east of the subject property were rezoned under the now closed Agua Caliente Zoning Plan which allowed owners of SR zoned properties to rezone to the CR-1 zone with an approved subdivision plat. There are a few remnant SR zoned properties mixed within the predominantly CR-1 zoned properties. The aforementioned Bel Air Ranch Estates to the east rezoned under the zoning plan in 1968 and Cheyenne Estates west of the subject property rezoned in 1972. There is a small area further east of the subject property that was rezoned in 1962 from SR to RVC (Rural Village Center) zoning.

CONCURRENCY CONSIDERATIONS		
<i>Department</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	Condition recommended
FLOOD CONTROL	Yes	Conditions recommended
WASTEWATER	Yes	Conditions recommended
PARKS AND RECREATION	-	No Comment
WATER	Yes	Within the City of Tucson Water Service area although they do not have a renewable water supply

CONCURRENCY CONSIDERATIONS		
TANQUE VERDE SCHOOL DISTRICT	-	The school district has not provided information

PLANNING REPORT

The request is to rezone 122.5 acres from the SR zone to the CR-1 (Riparian Habitat Modification)(approximately 41 acres) and the SR(Restricted)(approximately 81.5 acres) zone to provide 49 lots for single family residential development on lot sizes ranging from approximately 18,000 to 25,000 square feet. To achieve the smaller lots in the CR-1 zone the applicant proposes to utilize the modification of development standards in riparian areas, Section 18.07.080 of the Pima County Zoning Code to allow for reduced lot size for the protection of the riparian habitat. The modification allows a reduction in the CR-1 minimum lot size from 36,000 square feet to a minimum of 18,000 square feet by providing one square foot of preserved area for each square foot of lot size reduction so long as the reduction does not exceed the square feet of the preserved area. The maximum number of lots (density) may not be increased by utilizing the reduction than would be allowed without the reduction. The modification of development standards in a riparian area is administered through a riparian mitigation plan in accordance with Regional Flood Control District (RFCD). A riparian mitigation plan has been included with the tentative plat submittal that is currently in review. RFCD is generally satisfied with the mitigation plan subject to few modifications resulting in the undetermined area of disturbance on lots 1, 2, 40-46, and 49. Lots 3-39, 47 and 48 will have a maximum 12,500 square feet area of disturbance for a building pad and driveway with the remaining portions of each lot containing recorded, undisturbed and/or enhanced natural area. The area of disturbance for lots 1, 2, 40-46, and 49 will be finalized within the subdivision plat and will have maximum allowable areas of disturbance with recorded, undisturbed and/or enhanced natural area.

The 81.5 acres of proposed SR® zoned property will consist of two residential parcels, lots 51 and 52. The maximum grading restriction on lots 51 and 52 is 43,560 square feet (rezoning condition #9D). There will be approximately 60 acres of land containing the Agua Caliente Wash and property north of the wash dedicated as natural open space to Pima County Regional Flood Control District and approximately 15 acres of restricted common area/riparian habitat mitigation area. The common area south and east of the proposed CR-1 lots will be preserved through the recording of covenants in accordance with rezoning recommended condition #8H-I or dedicated for preservation to Pima County. There is existing disturbance within the proposed common area/riparian habitat mitigation area to the east side of the development (toward the south) that was utilized many years ago as a horse arena by Amity. This area will host the installation of a water harvesting basin with planting inside the basin (rezoning condition #15). Additional disturbance of the common area/riparian habitat mitigation area will occur for enhancement, mitigation plantings and irrigation, but no significant additional disturbance once the installation of a water harvesting basin with planting inside the basin has been completed.

SUSTAINABILITY AND CONSERVATION REPORT

The site is located within the Maeveen Marie Behan Conservation Lands System (MMBCLS) Important Riparian Area (IRA) and Biological Core Management Area (BCMA). The Site Analysis reports the following:

IRA:

- 73.6 acres on-site
- 59 acres (80%) will be conserved as natural open space.

BCMA:

- 43 acres on-site
- 34 acres (79%) will be conserved as natural open space.

The established Conservation Guidelines state that the conservation objective for IRA is 95% and 80% for BCMA.

Staff supports the applicants proposed levels of conservation for both IRA and BCMA and recommends the adoption of conditions #9A-D.

Additionally, the site is not located within or adjacent to the six Critical Landscape Connections or falls within a Habitat Protection or Community Open Space acquisition property.

TRANSPORTATION REPORT

Staff has reviewed the above referenced rezoning and has no objection to the proposed subdivision subject to the addition of rezoning condition #7. The subject site is located on the north side of Tanque Verde Road, between Houghton Road and Tanque Verde Loop Road. The applicant is proposing to rezone the property for the purposes of developing a 49 lot residential subdivision. Access is proposed via a gated entry on Tanque Verde Road. The site has approximately 1,600 feet of frontage on Tanque Verde Road.

Tanque Verde Road is classified as an urban minor arterial and is a scenic major route per the Major Streets and Scenic Routes Plan. The planned right-of-way for Tanque Verde Road, east of Houghton Road is 90 feet, and the posted speed is 45 miles per hour. No right-of-way dedication will be required as part of this request. The road is two lanes, paved and county maintained with approximately 9,800 average daily trips (ADT). The current capacity of Tanque Verde Road is 15,000 vehicles per day. Therefore, it is under capacity. This proposal will add an additional 500 trips per day to the roadway network.

In 2011 Tanque Verde Road was widened between Catalina Highway and Houghton Road to four lanes with a curbed median, paved shoulder, outside curbs, storm drains, landscaping and pedestrian facilities. A HAWK crossing is scheduled to be installed at Emily Gray Junior High School approximately ½ mile east of the rezoning site. No other improvements are currently planned for this section of Tanque Verde Road.

Houghton Road, located approximately ½ mile to the west, is functioning well below capacity. Current ADT is 10,000 and the capacity is approximately 16,000 ADT. Houghton Road is an urban minor arterial and is designated as a scenic major route on the Pima County Major Streets and Scenic Routes Plan. Tanque Verde Loop Road is an urban collector and is not designated on the Major Streets and Scenic Routes Plan. There are no scheduled improvements on either road in the vicinity of this rezoning.

Although a traffic impact study is not required for a development this size, the applicant did submit a traffic statement with the site analysis. This traffic statement was reviewed by the Pima County Department of Transportation, Traffic Engineering Division, as part of the subdivision plat review. Traffic engineering was not satisfied with the traffic statement and the assumption that a left turn lane will not

be warranted on Tanque Verde Road as part of this development. The Department of Transportation will require a left turn lane on Tanque Verde during the platting process.

REGIONAL FLOOD CONTROL DISTRICT REPORT (RFCD)

RFCD has no objection to the rezoning and has the following comments:

1. Much of the site is impacted by floodways and floodplain associated with Agua Caliente Wash.
2. The only portions of the site not impacted by floodplain are the few lots on the northwest and the area immediately south of the spur dike built by Pima County to direct flows under the Tanque Verde Road Bridge.
3. Pima County Regulated Riparian Habitat (PCRRH) classified as Important Riparian Area (IRA) impacts the dry area as well as other portions of the site. Additional PCRRH exists that is not designated IRA on the eastern portion of the site as shown on the attached Flood Hazard Map.
4. Per the proposal and requirements put in place at the Comprehensive Plan Amendment stage, post development floodplains are to remain SR.
5. In addition to preserved in place habitat north of the spur dike, habitat located south of the dike is to be restored via planting and water harvesting as described in the approved PCRRH Mitigation Plan.
6. As required, staff has prepared the following Water Resources Impacts Assessment.

RFCD – WATER RESOURCES REPORT

Pima County's Water Supply Impact Analysis		
	Critical issue	Response
1.	Water Service and Renewable Water Supply Options	The site is within the Tucson Water (TW) obligated service area and TW does have access to a renewable and potable water supply (CAP in the Avra Valley). In this area, TW may pump from local ground-water wells due to system limitations in boosting a blend of CAP and groundwater from the Avra Valley (Clearwater). However, a blend of Clearwater and local groundwater could be provided. The percentage of projected use that will be groundwater is unknown.
2.	Current and Projected Depth to Groundwater and Groundwater Trend Data	The average depth to groundwater in this area is approximately 20 feet. Groundwater at this depth is likely to support vegetation or aquatic ecosystems. Groundwater levels have declined in the area between 1993 and 2010 as much as 0.5 foot/year. Groundwater levels are projected to stay the same or decrease slightly over the next 15 years, based on the revised ADWR-TAMA groundwater model.
3.	Proximity to Areas of Known or Potential Ground Subsidence	The proposed rezoning is in an area of low subsidence.
4.	Proximity to known Groundwater-Dependent Ecosystems	The proposed rezoning area is within the Tanque Verde shallow groundwater area. The provider wells (TW) are adjacent and within a groundwater dependent ecosystem.
5.	Location within a Hydrogeologic Basin, including Depth to Bedrock	The proposed rezoning is located in the Tucson Hydrogeologic Basin area. This sub-basin has been identified as being sensitive to groundwater removal. Depth to bedrock in this area is estimated at greater than 1000 feet.

Pima County's Water Supply Impact Analysis finds that while a portion of the site does have access to renewable and potable water, currently local groundwater and the Clearwater blend would be provided for the area. It is not known what percentage of projected demand would be groundwater. Tucson Water may in the future provide a higher percentage that is from a renewable source when infrastructure is provided that can boost the Avra Valley groundwater CAP blend (Clearwater) to the area. This project is projected to increase water demand and will be served by wells that are in a shallow groundwater dependent ecosystem. This additional demand on these wells may impact this groundwater dependent ecosystem.

A Preliminary Integrated Water Management Plan (PIWMP) and a letter of intent to serve from Tucson Water have been submitted. The PIWMP includes "water recharge/retention" in common areas, "high efficiency irrigation", use of drought tolerant landscape materials and low water use fixtures and appliances. The fixture performance measures are the minimum required by code and more robust conservation measures should be identified in the Final Integrated Water Management Plan (FIWMP).

In conclusion, the District finds that while the shortcomings of the PIWMP have not been addressed, these can be at a later date. Furthermore the substantive Plan Amendment Policy Land Use Code concerns have been addressed. Therefore **the District has no objection subject to the following recommended conditions #8A-G.**

WASTEWATER MANAGEMENT REPORT

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning subject to rezoning conditions #10A – F.

ENVIRONMENTAL QUALITY AIR QUALITY REPORT

Department of Environmental Quality has no objection to the proposed rezoning subject to rezoning condition #11 and has the following comment:

The Department's Air Quality Control District requires that air quality activity permits be secured by the developer or prime contractor before constructing, operating or engaging in an activity, which may cause or contribute to air pollution.

CULTURAL RESOURCES REPORT

Cultural Resources Division has no comment.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

TUCSON WATER

Staff has received no comment. A service letter has been provided within the site analysis in appendix E of the appendices.

RURAL METRO FIRE DISTRICT REPORT

The site lies within the Rural Metro Fire District although the applicant states that Tanque Verde Fire District is willing to serve the site. Rural Metro's response letter is attached.

UNITED STATES FISH AND WILDLIFE REPORT

No comments had been received to date.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of a covenant holding Pima County harmless in the event of flooding.
3. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
4. Provision of development related assurances as required by the appropriate agencies.
5. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
6. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
7. Transportation: The property is limited to one access point on Tanque Verde Road as shown on the preliminary development plan.
8. Regional Flood Control District:
 - A. Prior to development the property owner shall submit to the Pima County Flood Regional Control District; a drainage report including Hydraulic Analysis, Conditional Letter of Map Revision, and Riparian Mitigation Plan for review and approval that addresses the impacts of development to the federally mapped floodplain and local area drainage and to determine maximum encroachment limits, building sites, elevations and setbacks.
 - B. Maximum encroachment limits shall be shown on the plat.
 - C. First flush retention shall be provided within previously disturbed areas.
 - D. Post-development floodplains and flood control improvements shall be in common area.
 - E. Post development riparian habitat including mitigation areas as shown on the Riparian Habitat Mitigation Plan associated with the plat shall be set-aside as separate common area parcels or as easements within residential parcels to the Homeowner's Association for riparian habitat preservation, mitigation and monitoring.
 - F. All-weather access shall be provided to all lots to meet concurrency requirements.
 - G. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
 - H. With the exception of the installation of the water harvesting basin, erosion protection, and riparian mitigation plantings within the common/riparian mitigation area, uses of the common/riparian mitigation area are prohibited and shall be established by a recorded covenant with the home owners association or dedicate the area to Pima County Regional Flood Control District. Maintenance of the improvements identified above is allowable.

- I. Owner/developer to install a water harvesting basin and plantings within the basin in accordance with the approved subdivision plat and riparian mitigation plan.
9. Environmental Planning:
- A. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
 - B. Maintenance of Common Area by Association: The HOA shall be responsible for the removal of invasive non-native plant species, including those listed below, from Common Areas.
 - C. Maintenance of Lots by Owners: Lot Owners shall keep private lots free of invasive non-native plant species, including those listed below.

Invasive Non-Native Plant Species Subject to Control

<i>Ailanthus altissima</i>	Tree of Heaven
<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

- D. This project will provide no less than 79% of the on-site area that as of January 2014 is designated as Biological Core Management Area as natural or enhanced open space. Grading on Lots 3-39, 47, and 48 will not exceed 12,500 square feet. Grading on lots 50 and 51 will not exceed 43,560 square feet. A maximum grading limit for Lots 1, 2, 40-46, and 49 will be individually determined prior to the approval of the tentative plat.

Maximum grading limits for each lot will be recorded on the final plat; in subdivision covenants, conditions, and restrictions; and as deed restrictions.

10. Regional Wastewater Reclamation:
 - A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. Unless authorized and approved by the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities within the rezoning area, the owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
11. Environmental Quality: In accordance with Pima County Code 7.21.027.A no on-site disposal system shall be approved or installed on a single-family residential lot of less than one acre (43,560 sq.ft.), including easements and designated rights-of-way.
12. Adherence to the preliminary development plan as approved at public hearing.
13. Approximately 60 acres of natural conservation area as depicted in the preliminary development plan is to be dedicated to Pima County Regional Flood Control District.
14. Residences on lots 1-49 are limited to one-story and a maximum height of 22 feet.
15. No structures, walls or fences allowed within the riparian/natural areas of individual lots.

16. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
17. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,



Terrill L. Tillman, Senior Planner



January 27, 2014

Chairman William Matter and Members
Pima County Planning and Zoning Commission
130 W. Congress St., 1st Floor
Tucson, AZ 85701

RE: Co9-13-09 Tanque Verde Road Rezoning

Dear Chairman Matter and Commissioners:

Thank you for the opportunity to comment on the rezoning request for the proposed Desert Willow Ranch development (Co9-13-09 Tanque Verde Road).

As you may recall, the Coalition objected to the earlier plan amendment on this property unless the Conservation Lands System (CLS) guidelines were fully applied. The Commission supported this request and on July 31st voted to support the Amendment with the following Rezoning Policy #2: *“Any development plan will fully comply with Conservation Lands System (CLS) conservation guidelines for 95% set-aside for Important Riparian Areas and 80% set-aside for Biological Core Management Area.”*

On September 17th the Board of Supervisors approved the plan amendment without Rezoning Policy #2, but directed the applicant to work with Coalition representatives to achieve further conservation/mitigation on the property during the rezoning process.

The Coalition has had numerous meetings with the property owner and his representative since the Commission and Board hearings, including a field trip to the property. As a result of these meetings and our input, the property owner has made changes in the proposal to bring the property closer to compliance with the CLS guidelines. These changes include:

1. The entire 122-acre property is now subject to the rezoning request, instead of the 53-acre portion approved for the previous Tentative Plat. This includes two SR lots on the northwest corner of the property and the adjacent ~60 acres of Important Riparian Area that will be deeded to Pima County Regional Flood Control District for preservation.
2. The disturbed area has been decreased on the housing units within the 49 platted lots and the two SR lots, with specific grading restrictions to be included in the Special Conditions and recorded as notes on the plat.

The Coalition is aware of the unique physical and procedural issues on this site. These include: 1) the County-constructed bank protection/spur dike along the Agua Caliente Wash, altering the flood flows out of a portion of Important Riparian Area land and out of the mapped floodplain, while Biological Core Management Area lands to be developed remain in the floodplain, 2) previous development that has degraded the site, and 3) approval of a subdivision Tentative Plat in March 2013 on a similar footprint to what is now proposed.

It is important to note that the subdivision Tentative Plat secured in March 2013 for the property contains less protection for the biologically sensitive lands on the property than what is proposed with this rezoning.

The changes that the Coalition has worked on with the property owner have resulted in ~80% open space set-aside in the Biological Core Management Area. The Important Riparian Area set-aside in the revised proposal still falls short of the 95% minimum open space guideline as per the CLS; however, the current proposal includes enhancements to riparian habitat on-site that, with the Coalition's oversight, will hopefully lead to richer and more functional habitat in the future.

With all of the above considerations, the Coalition for Sonoran Desert Protection is prepared to support the rezoning request, should the Commission recommend approval of the Conditions listed in the staff report by the Regional Flood Control District and Environmental Planning staff, and with the following additional Special Conditions:

- 1. There will be no fences/walls on lot lines.**
- 2. There will be no free-ranging domestic animals.**
- 3. The property owner will work with Coalition representatives on the plant palette for the enhanced vegetation in the Riparian Habitat Mitigation Areas and issues related to facilitating wildlife movement throughout the property, including across the entrance road.**
- 4. Open space on Lots 1 through 23 will be located to the north and northwest of building envelopes, adjacent to the property deeded to the Regional Flood Control District, and the building envelopes will be adjacent to the street.**
- 5. All outdoor lighting will be down-lit and will adhere to "dark sky-friendly" lighting design; there will be no floodlights or motion detectors on the property.**

Finally, the following statement in the staff report by the RFCD concerns us: "This project is projected to increase water demand and will be served by wells that are in a shallow groundwater dependent ecosystem. This additional demand on these wells may impact this groundwater dependent ecosystem." Please clarify if this project will be served by wells that are in a shallow groundwater dependent ecosystem; through our conversations with Tucson Water staff, our understanding is that the project will be served by the central Tucson Water CAP-groundwater delivery system.

Thank you again for the opportunity to comment on this rezoning application. If you have any questions, please do not hesitate to contact me.

Sincerely,



Carolyn Campbell
Executive Director

Cc: Arlan Colton, Pima County Planning Director
Terri Tillman, Senior Planner
Sherry Ruth, Office of Conservation and Sustainability
Supervisor Ray Carroll, District 4



Rural/Metro Fire Department

www.rmfire.com

January 8, 2014

Pima County Development Services
Planning Division
201 N. Stone Avenue, Second Floor
Tucson, AZ 85701
Attn.: Terrill Tillman, Senior Planner

RE: Case Co9-13-09 Title Security of Arizona TR 2055 – E. Tanque Verde Road Rezoning

Dear Terrill,

The Rural/Metro Fire Department has reviewed the submittal for the above referenced case and has the following comments to the rezoning:

1. A 2nd emergency access lane shall be required for developments exceeding 30 homes.
Exception: If all dwelling units are protected with approved fire sprinkler systems the 2nd emergency access lane shall not be required.
2. As the development continues into the plan stage, the applicant will be required to submit plans to our fire prevention department for review of fire code compliance. This review will cover fire flow and fire hydrant requirements, fire department access, fire sprinkler systems and all other applicable fire code requirements. As of April 7, 2007 the 2003 edition of the International Fire Code shall be the applicable fire code for this project.

If I can be of any further assistance on this matter you may contact me at 981-0280.

Sincerely,

William F. Treatch
Deputy Fire Marshal/Battalion Chief
Rural/Metro Fire Department

3759 N. Commerce Drive
Phone (520) 297-3600

Tucson, Arizona 85705
Fax (520) 797-1825

LEGEND:

IMPORTANT RIPARIAN AREAS
(IRA) (71.5± ACRES)

BIOLOGICAL CORE MANAGEMENT
AREAS (BCMA) (43± ACRES)*

*ACREAGES SHOWN ARE WITHIN THE SUBJECT PROPERTY

SUBJECT
PROPERTY

MELPOMENE WAY

EXISTING
SPUR DIKE

AGUA CALIENTE WASH

TANQUE VERDE ROAD

EXISTING
BANK
PROTECTION

TANQUE VERDE LOOP RD

Low Intensity Urban

(Low Intensity Urban 3.0, 1.2, 0.5, and 0.3)

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

1) Low Intensity Urban 3.0

'LIU-3.0' or 'C-3.0' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (i) Gross density of 4.0 RAC with 30 percent cluster open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements, however the Board of Supervisors, on appeal at public hearing, may modify the required minimum density if environmental site constraints preclude the ability to achieve the minimum density.
 - (i) Minimum density 1.5 RAC
 - (ii) Maximum density 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 4.0 RAC with 30 percent cluster open space.

2) Low Intensity Urban 1.2

'LIU-1.2' or 'C-1.2' on the Land Use Plan Maps

- (a) Minimum - none
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
 - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's). Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - (i) Minimum – (none)
 - (ii) Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - (1) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

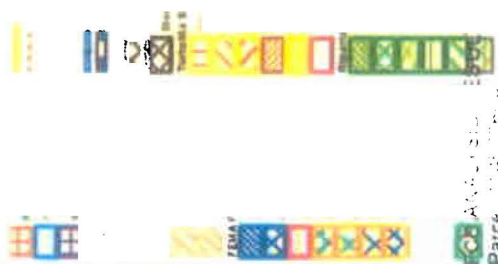
Resource Transition

'RT' on the Land Use Plan Maps

- a. Purpose: Private land with environmentally sensitive characteristics that include wildlife corridors, natural washes, floodplains, peaks and ridges, buffers to public preserves, and other environmentally sensitive areas. Development of such land shall emphasize design that blends with the natural landscape and supports environmentally sensitive linkages in developing areas.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Residential gross density shall conform with the following:
 - 1) Minimum - none
 - 2) Maximum - 0.3 RAC
- c. Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:
 - 1) Minimum – none
 - 2) Maximum – 0.3 RAC
- d. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the land use plan, except as provided for under the Major Resort Community designation, Section 18.89.030C plan policies, or Section 18.90.030E specific plans:
 - 1) RH Rural Homestead Zone
 - 2) SR Suburban Ranch Zone
 - 3) MR Major Resort
- e. Open Space Standard for MR Major Resort Zone: In Resource Transition a minimum of 30 percent natural open space shall be required within areas rezoned MR Major Resort Zone. Open space for purposes of this requirement shall be natural open space.

Control District. Locations and maps are available at <http://rfcd.nj.gov/loc>.

1000 Hazard Map



Parcel

Address

Legal

FIRM

Fema Zone

Fema Zone

Fema Zone

1005 R

1005 R

1005 R

Corporate

Special Study Area

Information

These hazards

Development

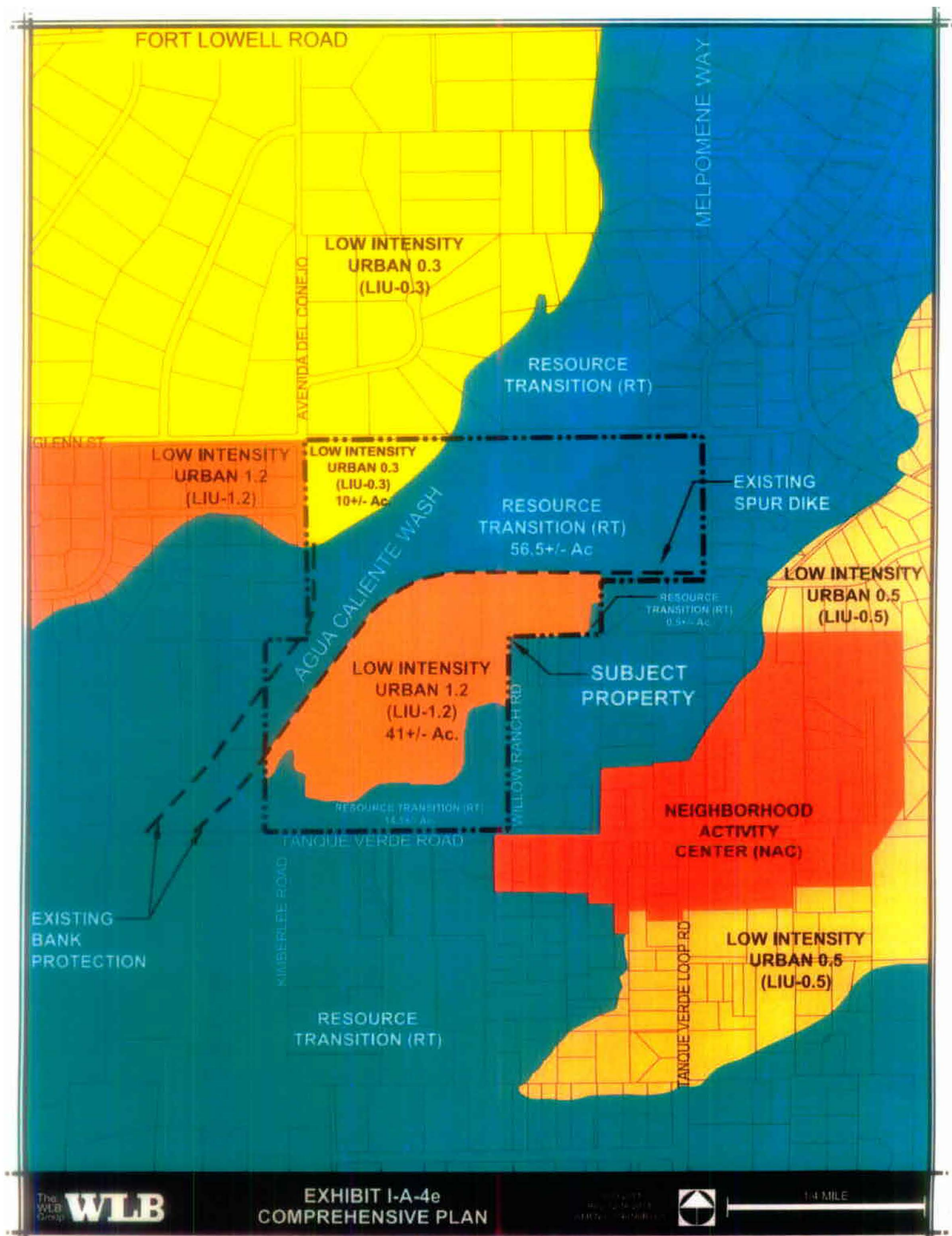
Hazards are

information

Control District

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S, CULVERTS AND ALL IMPROVEMENTS REQUIRED TO MITIGATE ON-SITE AND OFF-SITE FLOOD RISK. THE FLOOD CONTROL DISTRICT SHALL REVIEW AND APPROVE ALL SUCH IMPROVEMENTS. THE FLOOD CONTROL DISTRICT SHALL BE SUBMITTED TO THE REGIONAL FLOOD CONTROL DISTRICT.

 SITE PLAN
SCALE: 1"=200'

P u b l i c P a r t i c i p a t i o n R e p o r t

D e s e r t W i l l o w R a n c h

Co9-13-09

January 24, 2014

This memo summarizes the public outreach efforts for the Desert Willow Ranch project. To date, during the Comprehensive Plan amendment and zone change processes, we have conducted nine meetings with residents in the vicinity of this project. The meetings have consisted of meetings with individual property owners, the Kimberlee Road neighborhood, the Willow Ranch Road neighborhood, as well as larger meetings with all property owners located within 1,000 feet of the subject property.

The primary purpose of this memo is to summarize the official neighborhood meeting that was held on January 16, 2014. The issues discussed at this meeting are generally the same as those discussed in all of the meetings. The purpose of this meeting was to present and discuss the proposed zone change for the property, and more specifically to discuss the Site Analysis for the project, including discussion of the Preliminary Development Plan.

This document includes the following items:

1. Summary of January 16, 2014 neighborhood meeting
2. Sign-in sheet from January 16, 2014 neighborhood meeting
3. Exhibits shown at the January 16, 2014 neighborhood meeting
4. Notification letter
5. List of all property owners within 1,000 feet of the proposed rezoning area (the recipients of the notification letter)

1. Summary of January 16, 2014 Neighborhood Meeting

- Approximately 30 people attended the meeting.
- The meeting was held from 6 pm to 8 pm in the board room at the Tanque Verde School District located at 2300 N. Tanque Verde Loop Rd.
- The project was presented by the following individuals: Rob Longaker and Greg McDowell (The WLB Group, Inc.) and Rick Price (property owner).

The following is a summary of the major issues discussed at the meeting:

Traffic

Area residents are concerned with the traffic levels on Tanque Verde Road. Traffic levels are high, particularly during rush hours and when school lets out. Many have expressed the need for a turn lane into the Desert Willow Ranch project to allow thru traffic to continue on Tanque Verde Road.

Response: We have hired a traffic consultant and are currently working with the Pima County Department of Transportation to determine the improvements that may be necessary to Tanque Verde Road.

Surface Hydrology

Neighbors asked about the floodplain status of this area and whether the property was in the floodplain and if development of the property would have negative impacts on surrounding properties.

Response: We indicated that portions of the property have been removed from the floodplain due to the bank protection/spur dike and due to the CLOMR that was recently approved by FEMA for flows in the southeastern portion of the site stemming from the Agua Caliente Spur Flow. A drainage report, prepared to the requirements of the Pima County Regional Flood Control District, has been prepared for this project. This report demonstrates how surface flows will be handled on the property in accordance with drainage requirements of Pima County.

Building Heights

Neighbors inquired about the heights of houses on the property.

Response: We have committed to a 22 foot height limit (excluding architectural appurtenances as permitted by Pima County Code) as well as limiting the houses to single story. The houses on the two SR lots will be permitted to be 34 feet in height in accordance with Pima County Code.

Riparian Area

Neighbors inquired about the riparian habitat in the area and how the project will handle disturbance of this area.

Response: In accordance with the requirements of the Pima County Regional Flood Control District, we have prepared a Riparian Habitat Mitigation Plan for the site. This plan identifies the areas of Regulated Riparian Habitat that will be disturbed, and also identifies the areas on the site that will be replanted with just under 500 trees and 100 shrubs.

Also, 60+/- acres of this property will be dedicated in fee simple to the Pima County Regional Flood Control District. This area contains the Agua Caliente Wash channel and floodplain. The riparian vegetation on this area will be owned by the PCRFC and will remain in place.

Views

Our neighbors to the southeast of the site, in the Willow Ranch Road area, are concerned about their views of the Santa Catalina Mountains to the north.

Response: We have limited homes to single story and a maximum of 22 feet. We have also created a common area in the area to their immediate north (east of Lot 23 on the PDP) to create an open space and view corridor that will assist in the protection of their views.

Fire Protection

Residents asked who would be providing fire protection services.

Response: We will be annexing this project into the Tanque Verde Valley Fire District.

Equestrian Use

Neighbors, particularly those living on Dusty Lane, indicate that they currently use the property to access the Agua Caliente Wash to ride their horses. They would like a trail that would allow them to continue to access the wash.

Response: We are in discussion with one of the residents on Dusty Lane regarding an equestrian trail. We have discussed a public non-motorized trail easement on the southern portion of the Desert Willow Ranch property. Although this

conceptually works, the property owner has some concerns with regard to liability and maintenance of such a trail. In conversations with Pima County Department of Transportation, it seems that it would be acceptable to locate an equestrian trail within the right-of-way on the south side of Tanque Verde Road. Riders from Dusty Lane could use this trail to travel west and access the gate and ramp (located on Pima County owned property) that is located on the north side of Tanque Verde Road and to the west of Desert Willow Ranch.

Lighting

Neighbors inquired about lighting within the project.

Response: The project will adhere to the City of Tucson/Pima County Outdoor Lighting Code. There will be no street lights in the subdivision.

Buffers

Neighbors inquired about how the project will provide buffers between surrounding residential neighborhoods.

Response: This project provides substantial buffers, consisting of both natural areas and landscaped areas.

- *There is a 250-300 foot landscaped buffer proposed along the southern portion of the site.*
- *The 60+/- acre area to be dedicated to the Pima County Regional Flood Control District will provide substantial buffers to the properties that lie to the north, northwest and northeast of the property.*
- *The buffer on the eastern boundary varies in width; the buffer widths measure approximately 300 feet, 100 feet and 40 feet.*

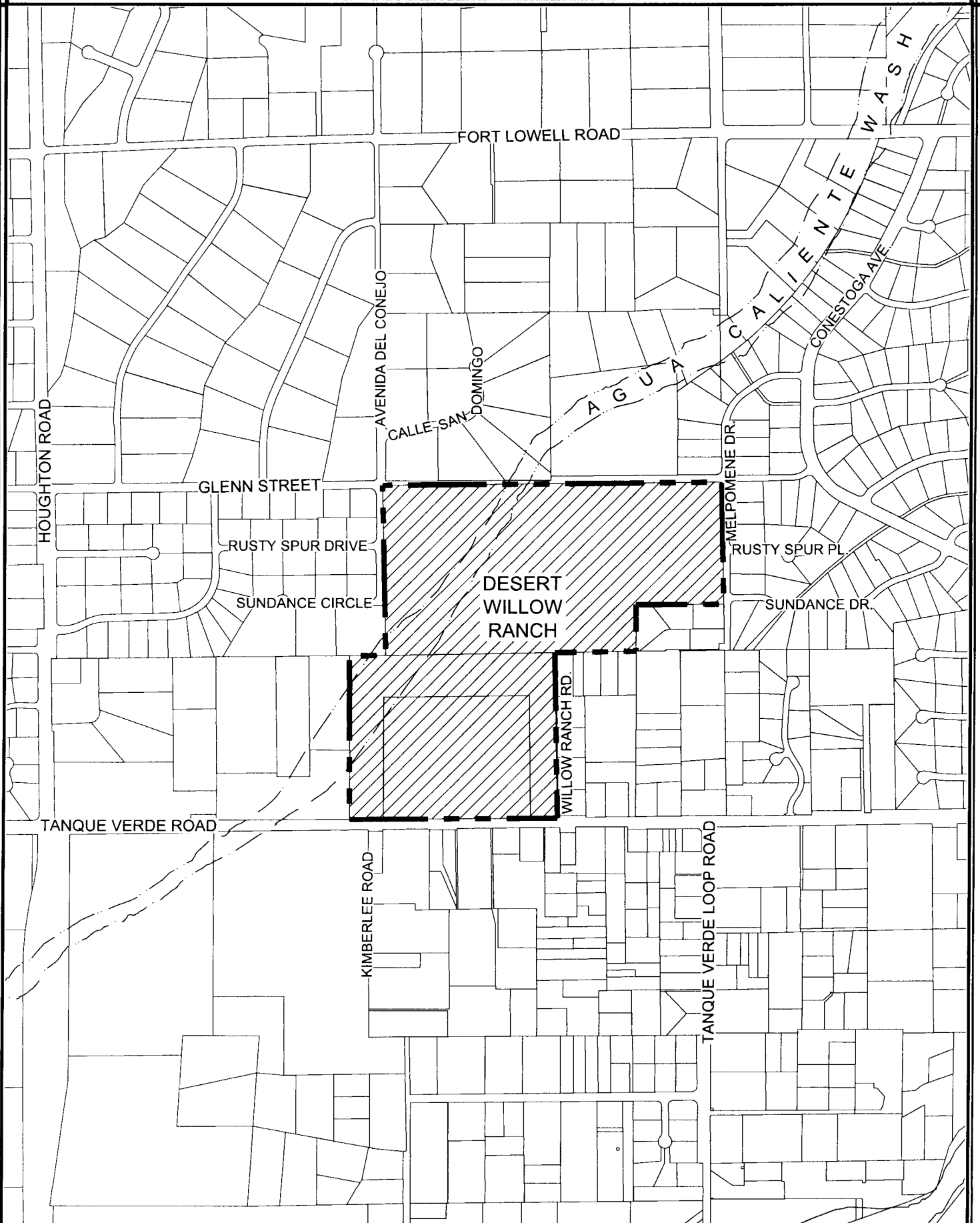
2. Sign-in sheet from January 16, 2014 neighborhood meeting

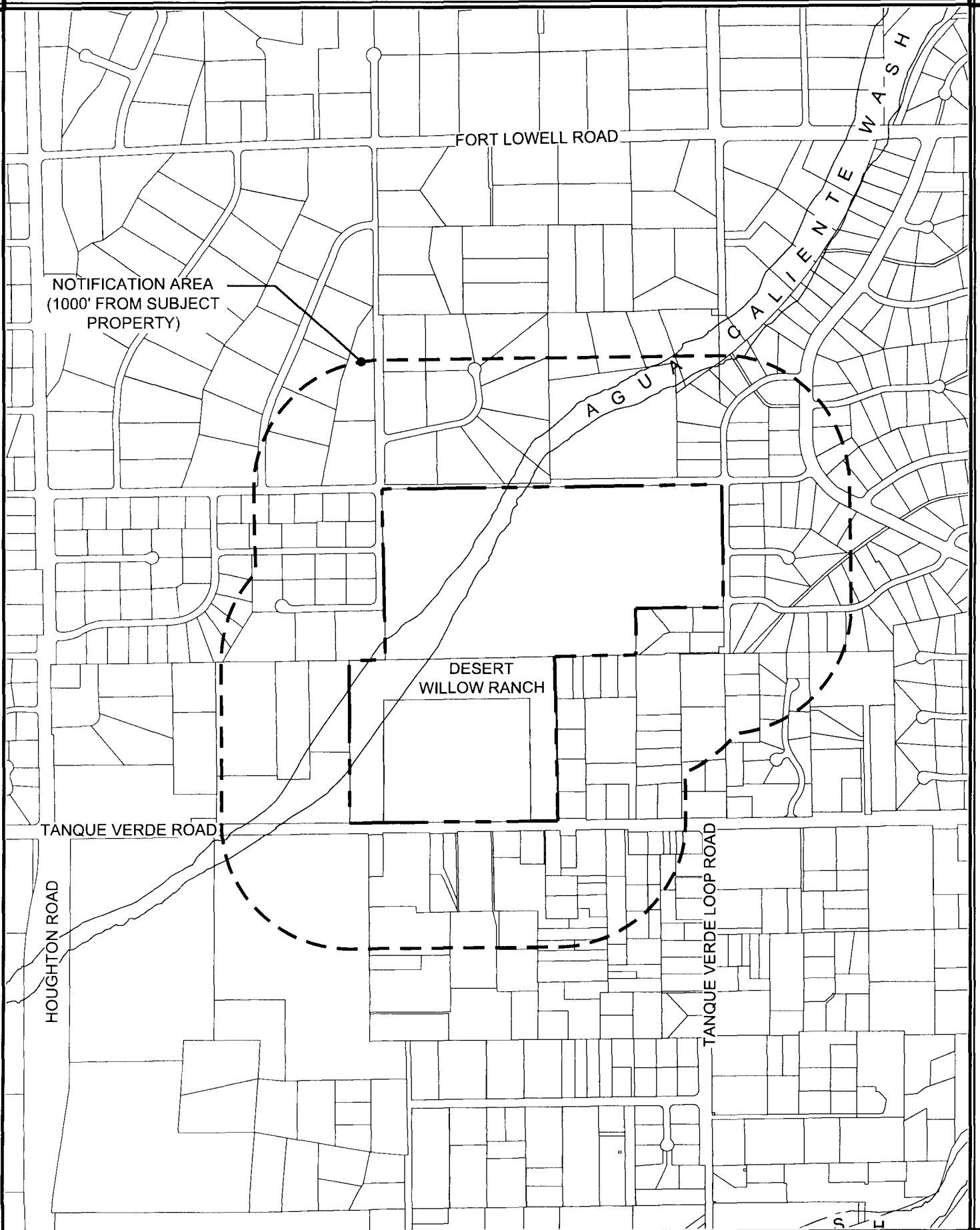
Name	Phone Number / Email Address	Address
Janell Solewin		
Britney Huebner	sweetpitttootsie@aol.com	10630 E. Rusty Spur Dr
Aulden Huebner		" " " "
Virginia Chomiak	vchomiak@gmail.com	10955 E. Mesquite Valley Trail
George Chomiak		" " " "
FAM MINOR	520-790-8145	2291 N. DUSTY LN - 49 PO BOX 31592 - 51
SPRINTIE	520-444-7799 aen318@aol.com	10661 E Rusty Spur Dr Tus. AZ 85749
Jay & Judi Gandolfi	520-603-8156 judigandolfi@gmail.com	2991 N. Melpomene Way 85749
SUZANNE L. GROODE	2230 N. Kimberlee Rd	Tucson 85749
Guy BITTNER	10500 E. Rusty Spur Dr	FG BITTNER@MSN.COM
JAMES NILSON	2250 N. DUSTY LN 9405781	DUSTY DUNE @ GMAIL.COM
DAVID ZAMORN	2271 N DUSTY LN	
Gloria COLDIRON	520- 760-8874 241-4675	
Jana Scott	749-5643	11225 E Sundance Dr
Janet Macfey	760-8874	10957 E Mesquite Valley Tr

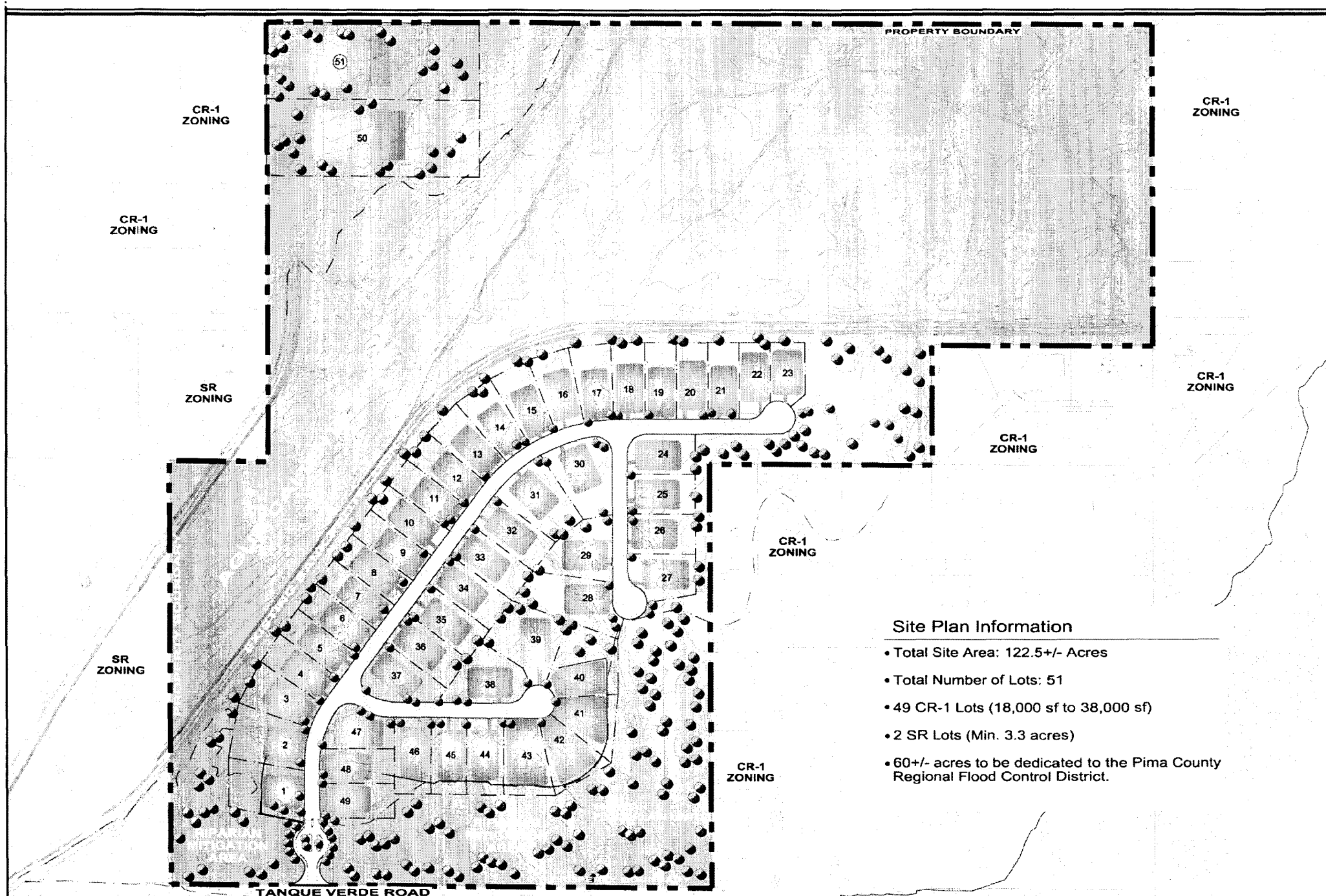
[illegible]

[illegible]

3. Exhibits shown at the January 16, 2014 neighborhood meeting







Site Plan Information

- Total Site Area: 122.5+/- Acres
- Total Number of Lots: 51
- 49 CR-1 Lots (18,000 sf to 38,000 sf)
- 2 SR Lots (Min. 3.3 acres)
- 60+/- acres to be dedicated to the Pima County Regional Flood Control District.

4. Notification letter



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

December 29, 2013

Re: Proposed Residential Development near Tanque Verde Road and
Tanque Verde Loop Road

Dear Neighbor:

The owner of approximately 122.5 acres of land located near Tanque Verde Road and Tanque Verde Loop Road is planning a residential development on the property. A zone change application was submitted to Pima County, which follows the amendment to the Comprehensive Plan that was approved in September 2013 by Pima County. As part of that process, we are notifying all property owners within 1,000 feet of the property with an opportunity to discuss the project and answer any questions you might have. This proposed residential development will consist of 51 homes with approximately half the site as open space. The attached exhibit shows the location of the property.

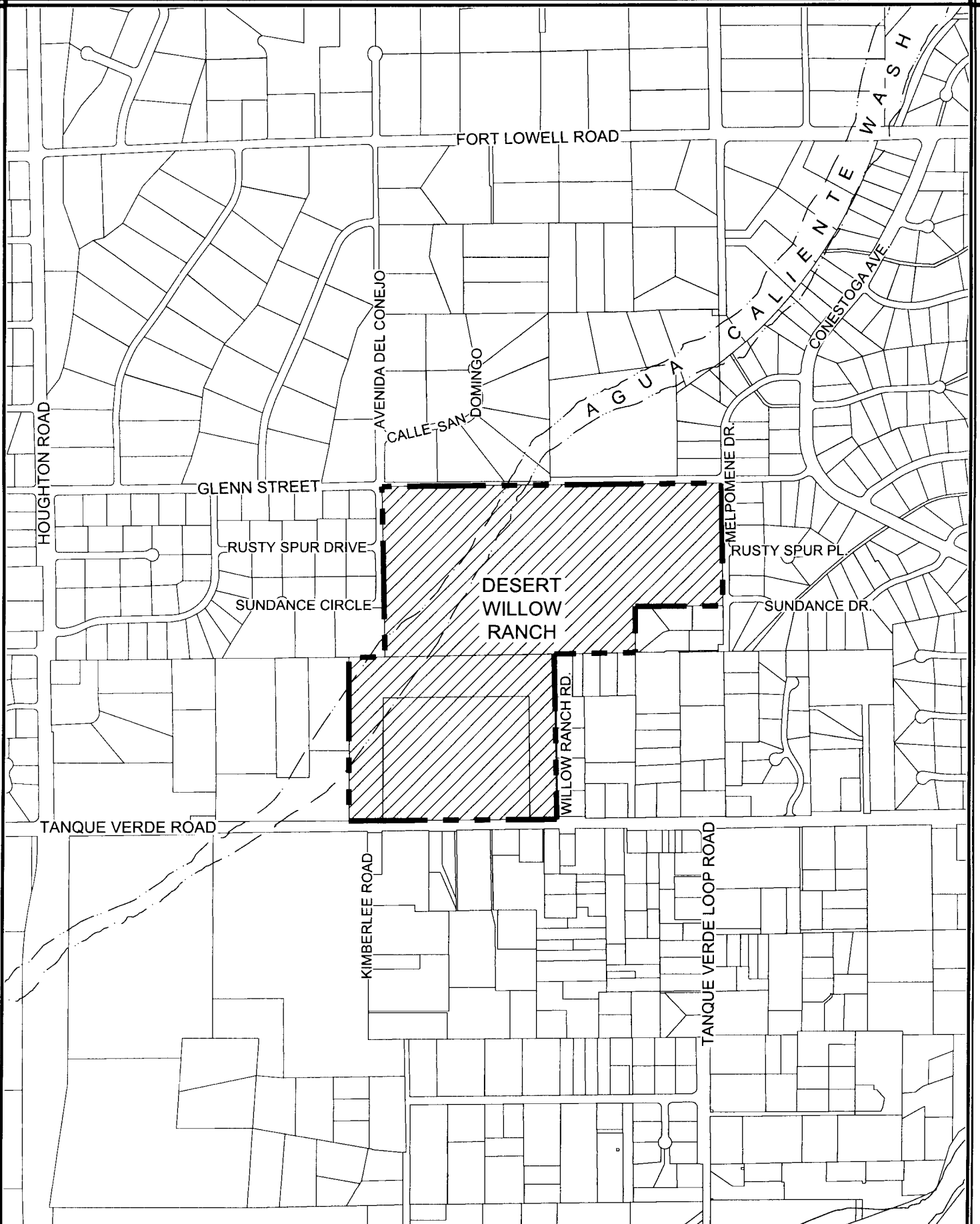
A neighborhood meeting will be held from 6 p.m. to 8 p.m. on January 16, 2014 in the board room at the administrative offices for the Tanque Verde Unified School District, located at 2300 N. Tanque Verde Loop Road, Tucson, AZ. This meeting will allow surrounding residents the opportunity to provide input, ask questions, offer opinions and obtain more information on this project. Should you have any questions in the meantime, please send me an email at rlongaker@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

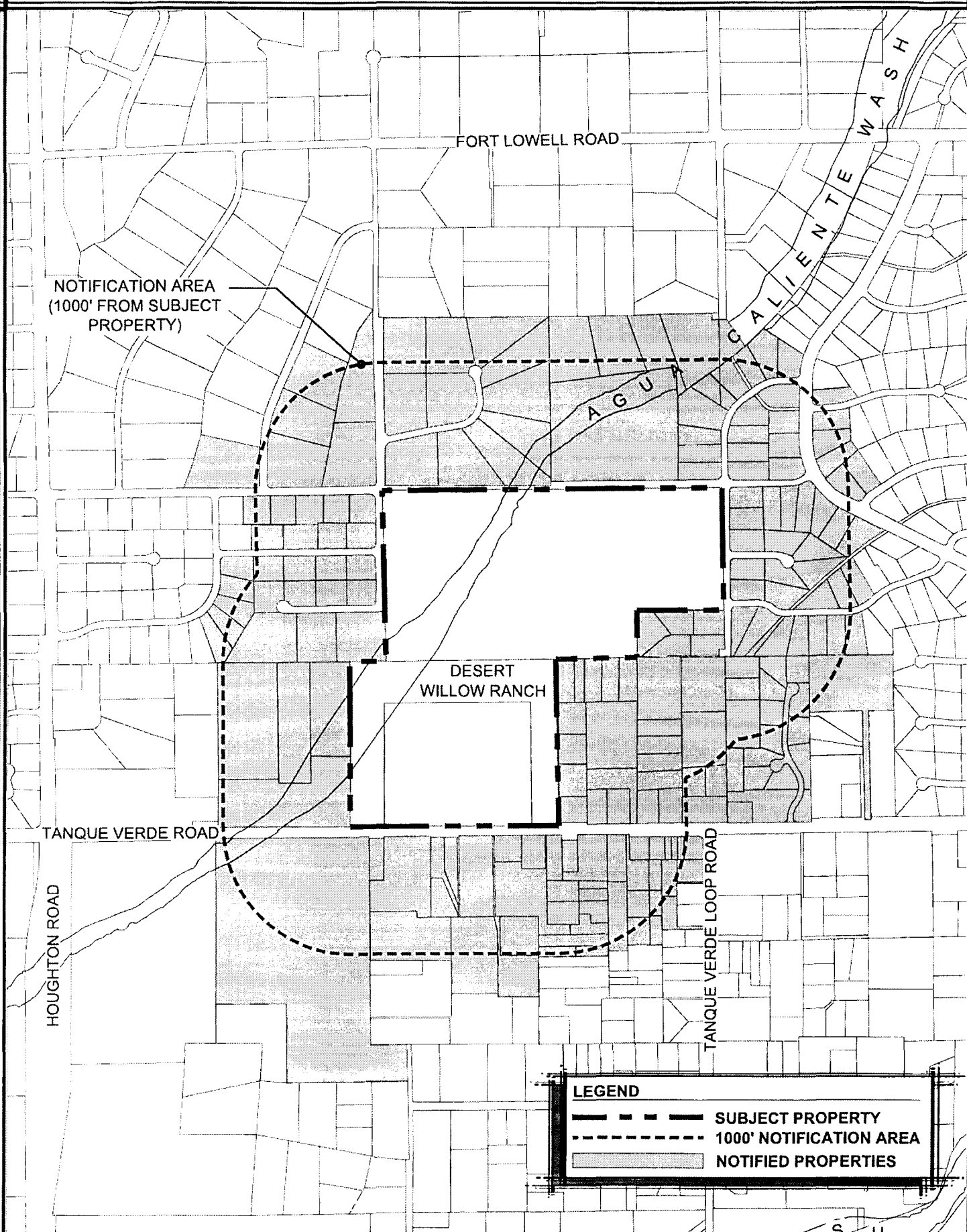
THE WLB GROUP, INC.

A handwritten signature in black ink, appearing to read 'R Longaker III', is written over the printed name.

Robert G. Longaker III, PLA
Senior Project Manager



5. List of all property owners within 1,000 feet of the proposed rezoning area (the recipients of the notification letter)



PARCEL	NAME	NAME 2 / MAIL 1	MAIL 2	MAIL 3	MAIL 4	zip9
114-58-0590	2925 CONEJO LLC	877 ISLAND AVE UNIT 903	SAN DIEGO CA			92101-7154
114-57-076E	ADDISON BARBARA M	2521 N MESQUITE THICKET CT	TUCSON AZ			85749-5407
205-37-014C	ADDISON CAROLIE	10959 E MESQUITE VALLEY TRL	TUCSON AZ			85749-6710
114-57-077B	ALARCON LIVING TR	ATTN: MANUEL ALARCON	10995 E TANQUE VERDE RD	TUCSON AZ		85749-8489
114-57-080C	ALDEN GLENN G & MARY E JT/RS	11111 E TANQUE VERDE RD	TUCSON AZ			85749-8524
114-57-032A	ANDREWS GREGORY R & MARY LOU TR	10764 E CALLE SAN DOMINGO	TUCSON AZ			85749-9318
205-37-2330	ANJAKOS JEANNINE M	11132 E GLENN	TUCSON AZ			85749-8845
133-02-0850	APPLEBYS ORNAMENTAL IRON INC	11030 E TANQUE VERDE RD	TUCSON AZ			85749-9748
205-37-2230	AUSLANDER STEVEN L & NANCY M JT/RS	2822 N MELPOMENE DR	TUCSON AZ			85749
114-57-0840	BALCER RICHARD & LISA CP/RS	3031 N SONORAN SUNSET PL	TUCSON AZ			85749-8354
114-57-0820	BEINER GERALD W & CHARLOTTE JODINE JT/RS	11053 E TANQUE VERDE RD	TUCSON AZ			85749
133-02-0280	BENNETT FRANK R	2201 N DUSTY LN	TUCSON AZ			85749-8522
114-58-0950	BITTNER F GUY & DEBORA LEE JT/RS	10500 E RUSTY SPUR DR	TUCSON AZ			85749
114-57-033A	BLACK MELISSA L	10778 E CALLE SAN DOMINGO	TUCSON AZ			85749-9318
114-58-1110	BLISS GEORGE H & RACHEL C CP/RS	10661 E SUNDANCE CIR	TUCSON AZ			85749-9540
133-02-015H	BOVELL ALLISON D FAMILY LIVING TR	11024 E TANQUE VERDE RD	TUCSON AZ			85749-9748
205-37-2290	BROWN ALAN W & CARMEN CP/RS	36 CARISSA RD	SANTA FE NM			87508-8115
114-58-1140	BROWN SUZANNE & WILDERS ROBERT A JT/RS	10601 E SUNDANCE CIR	TUCSON AZ			85749
114-57-075A	CHOMIAK GEORGE H & CHOMIAK VIGINIA G	JT/RS	10955 E MESQUITE VALLEY TR	TUCSON AZ		85749
205-37-2440	COLDIRON SEAN W & GLORIA L CP/RS	11155 E SUNDANCE DR	TUCSON AZ			85749
133-02-017A	CORDIER SCOTT ROWLEY & REBECCA LYNN JT/RS	10980 E TANQUE VERDE RD	TUCSON AZ			85749-8516
114-57-074C	CRAWFORD MARIA A	2450 N WILLOW RANCH RD	TUCSON AZ			85749-6705
205-37-2110	CRAWFORD RUSSELL S & SHERI L JT/RS	2925 N CONESTOGA AVE	TUCSON AZ			85749
205-37-1050	CROSS MARY LOU	11240 E SUNDANCE DR	TUCSON AZ			85749
133-02-015K	CURRY THOMAS H	31533 FERN RD	CORVALLIS OR			97333-9582
114-57-079F	CUTLIP LIVING TR	ATTN: GLENN A & KAREN M CUTLIP TR	11061 E TANQUE VERDE RD	TUCSON AZ		85749-8491
205-37-1430	DAVIS TEDDY E & RUTH E JT/RS	2760 N CONESTOGA AVE	TUCSON AZ			85749
133-02-0930	DE WITT JOHN N FAMILY TR 16.2338% & SUNVEST	COMMERCIAL INC 401K PLAN 6.4935% &	7225 N ORACLE RD STE 200A	TUCSON AZ		85704-6383
114-57-0280	DENZLER LARRY D & SARA J JT/RS	10708 E CALLE SAN DOMINGO	TUCSON AZ			85749
133-02-026B	DIAZ ALEX G	2251 N DUSTY LN	TUCSON AZ			85749-8522
114-57-077C	DOOST MOHAMMED F & SIBONNEY JT/RS	PO BOX 31566	TUCSON AZ			85751-1566
205-37-2220	DOWNING RODERICK JAMES II & JANET H JT/RS	2812 N MELPOMENE DR	TUCSON AZ			85749
205-37-1460	DRISKILL JOHN DEE II & FAY HANAKO JOINT LIVING TR	11202 E CHUCKWAGON CIR	TUCSON AZ			85749-9757
133-02-040G	EDDINGER R TRACY JR LIVING TR	4196 N SOLDIER TRL	TUCSON AZ			85749-9715
133-01-025B	EPIDAUROS	PO BOX 3043	TUCSON AZ			85702-3043
205-37-1610	FEDERAL HOME LOAN MORTGAGE CORP	ATTN: OCWEN LOAN SERVICING LLC	1661 WORTHINGTON RD STE 1 WEST PALM BEACH FL			33409-6493
205-37-5630	FIRST AMERICAN TITLE INSURANCE CO TR 9154	ATTN: SCOTIA JV 2005 LLP	6340 N CAMPBELL AVE STE 24	TUCSON AZ		85718-3183
114-58-0940	FISCHER JOHN L & JEANNE A JT/RS	10456 E FLINTLOCK TRL	TUCSON AZ			85749-9538
205-37-2270	FOX COLIN R & LINDA A JT/RS	2825 N CONESTOGA AVE	TUCSON AZ			85749
114-58-1070	FOY NICHOLAS H & HEIDE G JT/RS	10540 E RUSTY SPUR DR	TUCSON AZ			85749
114-57-080G	FREEMAN LEONA M LIVING TR AMENDED & RESTATED	ATTN: LEONA M & MICHAEL L FREEMAN	7050 E SUNRISE DR UNIT 8206	TUCSON AZ		85750-0865
133-02-038C	GABANY BRET R & KIMBERLY CP/RS	10884 E TANQUE VERDE RD	TUCSON AZ			85749-8515
114-57-0560	GANDOLFI A JAY & JUDITH A JT/RS	2991 N MELPOMENE WAY	TUCSON AZ			85749
133-02-023B	GARBARZ CAROLE & VEDRON DONALD LEE	10932 TANQUE VERDE RD	TUCSON AZ			85749
114-58-0990	GERDES JOSEPH K & CRYSTAL L CP/RS	10550 E GLENN ST	TUCSON AZ			85749-8256
133-02-043A	GOODE GEORGE & SUZANNE L JT/RS	2200 N KIMBERLEE RD	TUCSON AZ			85749
205-37-2320	GORDON MICHAEL D & HEATHER S CP/RS	11142 E GLENN ST	TUCSON AZ			85749-8845
114-58-0920	GRANADOS FRANCISCO F & JULIA A JT/RS	10440 E FLINTLOCK TRL	TUCSON AZ			85749-9538
114-57-078U	GREENE JERRY D & KRISTINA K JT/RS	3002 N PALO VERDE AVE	TUCSON AZ			85716-1703
114-58-1130	GRUBB FAMILY TR	ATTN: LEWIS C & CAROL E GRUBB TR	10621 E SUNDANCE CIR	TUCSON AZ		85749-9540

205-37-2180	HAHN ROBERT E	2821 N MELPOMENE DR	TUCSON AZ	85749-8839
133-02-0860	HAINES JOSEPH F & REGINA E JT/RS	2151 N TANQUE VERDE LOOP RD	TUCSON AZ	85749
114-57-0340	HALPERN MARTIN B & PENELOPE D CP/RS	20 DEL MAR AVE	BERKELEY CA	94708-2058
205-37-2240	HANSEN RUTH	2842 N MELPOMENE WAY	TUCSON AZ	85749-9768
114-57-0300	HARDY KERMIT CHARLES & ROBIN D JT/RS	10736 E CALLE SAN DOMINGO	TUCSON AZ	85749-9318
205-37-2280	HARRINGTON PATRICK & NICOLE CP/RS	11131 E GLENN ST	TUCSON AZ	85749-8845
114-57-0590	HARTMAN TODD & JOANN K CP/RS	10650 E SUNDANCE CIR	TUCSON AZ	85749
205-37-1440	HAYS LYNN COOPER	2820 N CONESTOGA AVE	TUCSON AZ	85749
133-02-035A	HAZEL CAROL ANN TR	8709 E TANQUE VERDE RD	TUCSON AZ	85749
205-37-1110	HICKEY TERRENCE & HAGGERTY BETH CP/RS	11235 E SUNDANCE DR	TUCSON AZ	85749-8280
133-02-015J	HOCHEDER INGEBORG & ENGLEBERT FAMILY REVOC	ATTN: APPLEBY'S ORNAMENTAL IRON	11030 E TANQUE VERDE RD TUCSON AZ	85749-9748
205-37-2460	HOLGUIN GEORGE E & JUDI K	11100 E SUNDANCE DR	TUCSON AZ	85749-8278
114-57-055B	HOURLIGAN FAMILY LIVING TR	ATTN: DENNIS CHARLES & DOROTHY L F	2985 N MELPOMENE TUCSON AZ	85749-8840
205-37-2200	HULKOWER GUSTAVE & MARILYN M JT/RS	2801 N MELPOMENE DR	TUCSON AZ	85749
114-58-1060	HUTTO WILLIAM F	10545 E RUSTY SPUR DR	TUCSON AZ	85749
205-37-2250	JONES GALIAN ROBERT & SOILE O JT/RS	2865 N CONESTOGA AVE	TUCSON AZ	85749
205-37-2400	KALLMEYER JOHN L REVOC LIVING TR	11122 E RUSTY SPUR PL	TUCSON AZ	85749-9742
114-57-0730	KAUFER BURTON T	2500 N WILLOW RANCH RD	TUCSON AZ	85749
205-37-1090	KENNER PAUL GARDNER & STEPHANIE L W JT/RS	11200 E SUNDANCE DR	TUCSON AZ	85749-8279
205-37-0150	KIRK COLIN & MARIDEE JT/RS	11121 E TANQUE VERDE RD	TUCSON AZ	85749-8524
205-37-2310	KITCHENS JERRY O & SYLVIA M CP/RS	2767 N CONESTOGA AVE	TUCSON AZ	85749
205-37-2130	KLEINBERG MARK L & LORI E CP/RS	2871 N MELPOMENE DR	TUCSON AZ	85749-8839
114-58-1080	KLENSIN LIVING TR	ATTN: FRANCIS & DIANA L KLENSIN TR	10600 E RUSTY SPUR DR TUCSON AZ	85749-9539
133-02-038F	KOCH DAVID 1/3 & LEACH DONNA 1/3 & BAUER	SCOTT A & SANDRA J REV LIV TR 1/3	10894 E TANQUE VERDE RD TUCSON AZ	85749-8515
114-57-0360	KOENEMAN FAMILY TR	ATTN: ALAN E & CONNIE L KOENEMAN	2950 N AVENIDA DEL CONEJO TUCSON AZ	85749-8262
205-37-2340	KOEPNICK GLENN P & AMY E CP/RS	11122 E GLENN	TUCSON AZ	85749-8845
114-57-0380	KOLVICK ROBERT J JR & JUDY A JT/RS	10757 E CALLE SAN DOMINGO	TUCSON AZ	85749
114-58-0930	KOPPLIN JOHN L & SUSANA B JT/RS	10448 E FLINTLOCK TRL	TUCSON AZ	85749-9538
114-58-0560	LAMB GEORGE L JR & JOAN ADAMS JT/RS	2942 N AVENIDA DEL CONQUISTADOR	TUCSON AZ	85749
205-37-2210	LEICHTENBERG DAGMAR L	6062 E ELI	TUCSON AZ	85711-4646
205-37-014F	LENAWAY FLORENCE H	11125 E TANQUE VERDE RD	TUCSON AZ	85749-8524
114-58-0910	LOHSE PATRICIA & LOHSE ROBERT JT/RS	10432 E FLINTLOCK TRL	TUCSON AZ	85749-9538
114-57-0610	LOPEZ SCOTT R	10600 E SUNDANCE CIR	TUCSON AZ	85749-9540
133-02-037A	LORING JOSIAH B	10858 E TANQUE VERDE RD	TUCSON AZ	85749
205-37-2430	LUPO VINCENT JAMES	11105 E SUNDANCE DR	TUCSON AZ	85749-8281
114-57-075D	MAC GREGOR JANET C	10957 E MESQUITE VALLEY TRL	TUCSON AZ	85749-8489
114-57-076C	MARKOU GEORGE & ANN HILL CP/RS	6901 E CALLE BELLATRIX	TUCSON AZ	85710-5330
205-37-2150	MARQUEZ JOHN S SR & LYKE-MARQUEZ PAMELA J JT/RS	2851 N MELPOMENE DR	TUCSON AZ	85749-8839
114-57-0720	MATTINGLY GARREL C & DONNA WINTERS CP/RS	2540 N WILLOW RANCH RD	TUCSON AZ	85749
133-02-038A	MC COWN STEVEN R & JOYCE T CP/RS	PO BOX 31062	TUCSON AZ	85751-1062
114-57-0370	MC FARLAND ALEX BLAIR & SANDRA L TR	2880 N AVENIDA DEL CONEJO	TUCSON AZ	85749
114-57-0850	MC GLOTHLIN DOUGLAS & JANNINE CP/RS	2615 N MELPOMENE WAY	TUCSON AZ	85749
205-37-1070	MC PHEDRAN DANIEL JOHN & LINDA LANE	JT/RS	11220 E SUNDANCE DR TUCSON AZ	85749
133-02-040F	MESQUITE SUNSET PROPERTIES LLC	9121 E TANQUE VERDE RD STE 105	TUCSON AZ	85749-8391
205-37-2450	MILLER ANDY L & SCHMIDT KATHLEEN M JT/RS	11150 E SUNDANCE DR	TUCSON AZ	85749-8278
114-58-1050	MILLER JEFFREY S & PAMELA J JT/RS	10601 E RUSTY SPUR DR	TUCSON AZ	85749
133-02-015L	MINDER DOUGLAS & ALICE L REVOCABLE TRUST	220 N VINE AVE	TUCSON AZ	85719-5553
133-02-015M	MINDER PAUL E & CINDY CP/RS	11050 E TANQUE VERDE	TUCSON AZ	85749
133-02-0270	MINOR PAMELA J	PO BOX 31593	TUCSON AZ	85751-1593
114-58-0550	MORELAND BOBBY W & DAWN H JT/RS	2860 N AVENIDA DEL CONQUISTADOR	TUCSON AZ	85749
205-37-2140	MOULTON KRISTOPHER C & KRAUS BETHANY J JT/RS	2861 N MELPOMENE DR	TUCSON AZ	85749-8839

114-58-1000	MULVEY JAMES P & FARIES O PAIGE TR	10602 E GLENN ST	TUCSON AZ	85749-8257
114-58-0540	MYERS VIRGINIA I	2820 N AVENIDA DEL CONQUISTADOR	TUCSON AZ	85749-9304
133-02-017B	NILSON JAMES G	2250 N DUSTY LN	TUCSON AZ	85749
114-57-0700	NOVAK RAYMOND & FOGLE LISA A JT/RS 1/2 &	WEBB ROBERT W 1/2	915 N SWAN RD TUCSON AZ	85711
205-37-1060	O LEARY JORGE & ANNA MARIE JT/RS	11230 E SUNDANCE DR	TUCSON AZ	85749-8279
114-57-0860	O REGAN MARIA M	11050 E MELPOMENE PL	TUCSON AZ	85749
114-58-1120	OLSON ROBERT J & TAMI J CP/RS	10641 E SUNDANCE CIR	TUCSON AZ	85749-9540
114-58-1020	PASTIRIK MICHAEL R & LINDSAY ANN JT/RS	10662 E GLENN ST	TUCSON AZ	85749-8257
205-37-2190	PETERS RODNEY ALLEN & COLLEEN MARIE CP/RS	2811 N MELPOMENE DR	TUCSON AZ	85749-8839
205-37-2370	PITTS RONALD R & SHERA JANE W FAMILY TR	6750 E TANQUE VERDE RD	TUCSON AZ	85715-5303
133-02-0220	PLETKOVIC IGOR & RICHIE SHERRY R CP/RS	1480 BISHOP RD	MERRITT ISLAND FL	32953-7501
205-37-2350	POLKOW JAMES & GENEVIEVE MARY TR	11100 E GLENN	TUCSON AZ	85749
205-37-2420	POTTS ELLEN M	11102 E RUSTY SPUR PL	TUCSON AZ	85749-9742
205-37-1120	PROIOS JOHN & CLAUDIA L JT/RS	11255 E SUNDANCE DR	TUCSON AZ	85749
133-02-040D	R TRACY EDDINGER JR LIVING TRUST	4196 N SOLDIER TRL	TUCSON AZ	85749-9715
114-57-074B	RAMIREZ PAUL J & MEAD-RAMIREZ TINA JT/RS	2410 N WILLOW RANCH RD	TUCSON AZ	85749-6705
114-57-075C	RAWLUSZKI APRIL R & VOLLMER PAUL J JT/RS	10953 E MESQUITE VALLEY TRL	TUCSON AZ	85749-6710
114-57-075B	REID GARY L & AJDA R JT/RS	10959 E MESQUITE VALLEY TRL	TUCSON AZ	85749
205-37-2360	ROBERTS DANIEL P JR & CARLA RAE JT/RS	2732 N MELPOMENE WAY	TUCSON AZ	85749
114-57-0640	ROBERTSON KENT B	10519 E TANQUE VERDE RD	TUCSON AZ	85749
133-02-0840	ROJAS ADA MAUREEN	5251 E 3RD ST	TUCSON AZ	85711-1327
114-58-0530	ROUGHTON KENNETH & MEIER HEIDI JT/RS	3528 S DODGE BLVD	TUCSON AZ	85713-5419
133-02-029B	RUH LARRY & RITA	2191 N DUSTY LN	TUCSON AZ	85749-8521
114-58-1040	RUIZ EDMUNDO F & ALMA MARTHA JT/RS	10631 E RUSTY SPUR DR	TUCSON AZ	85749
114-57-0880	SARICH ROBERT M	11051 E MELPOMENE PL	TUCSON AZ	85749-9794
205-37-2390	SAVILLE PATRICIA I	11121 E RUSTY SPUR PL	TUCSON AZ	85749-9742
114-57-0870	SAVJE PETER M & DEBRA L JT/RS	PO BOX 1085	MARSHFIELD MA	2050
133-02-0390	SCANNELL CAROL K	10810 E TANQUE VERDE RD	TUCSON AZ	85749-8515
205-37-014D	SCHIESS JOHN & LORA CP/RS	11125 E TANQUE VERDE RD	TUCSON AZ	85749-8524
114-58-1100	SCOTT CARRIE & KELLY CP/RS	10660 E RUSTY SPUR DR	TUCSON AZ	85749-9539
205-37-1100	SCOTT CHRISTOPHER JOHN & PAULA LYNN	JT/RS	11225 E SUNDANCE DR TUCSON AZ	85749
114-57-080F	SEARLES MARILOU	11109 E TANQUE VERDE RD	TUCSON AZ	85749-8524
205-37-2260	SHULMAN PAUL A	2845 N CONESTOGA	TUCSON AZ	85749
114-57-055C	SIMPSON ERNEST L & DANA L JT/RS	2981 N MELPOMENE WAY	TUCSON AZ	85749-9840
205-37-1420	SMITH MARK A & MARGARET H CP/RS	2811 N LONGHORN DR	TUCSON AZ	85749
205-37-2380	SOLEWIN STEPHEN B & JANELL M JT/RS	11111 E RUSTY SPUR PL	TUCSON AZ	85749
205-37-2120	SONDGEROTH MICHAEL T	2881 N MELPOMENE WAY	TUCSON AZ	85749-8839
133-02-041E	SONORAN POOL LLC	2509 N CAMPBELL AVE STE 113	TUCSON AZ	85719-3304
114-58-1030	SPRINKLE ERIC JAMES & ALLISON ELIZABETH CP/RS	10661 E RUSTY SPUR DR	TUCSON AZ	85749-8543
114-58-0980	STEBNER GERARD J	10520 E GLENN ST	TUCSON AZ	85749-8256
114-58-0600	STEWART BILLY J & ANN G JT/RS	10661 E GLENN ST	TUCSON AZ	85749-8257
114-58-1010	SWANTON THOMAS J & RUTH JT/RS	10632 E GLENN ST	TUCSON AZ	85749-8257
205-37-1450	SZIDAROVSKY FERENC	2822 N CONESTOGA AVE	TUCSON AZ	85749-9756
114-57-079D	TANQUE VERDE DWELLINGS LLC	8987 E TANQUE VERDE RD STE 309 PMB	TUCSON AZ	85749-9399
133-02-0780	TANQUE VERDE HAY FEED & SUPPLY LLC	11050 E TANQUE VERDE RD	TUCSON AZ	85749-6700
114-57-080D	TANQUE VERDE LOOP PLAZA LLC	ATTN: MICHAEL C FLOWERS	2919 E BROADWAY BLVD STE : TUCSON AZ	85716-5330
114-57-0570	TANQUE VERDE STABLES LLC	3029 N ELENA MARIA	TUCSON AZ	85750-2915
114-57-078S	TASHNER CHESTER D & KAREN S LIVING TR	2645 N MELPOMENE WAY	TUCSON AZ	85749-8983
205-37-0130	UNISOURCE ENERGY CORP	ATTN: TAX DIRECTOR	PO BOX 711 MS HQW802 TUCSON AZ	85702-0711
133-02-019F	UNTIVEROS HUGO E	10912 E TANQUE VERDE RD	TUCSON AZ	85749-8516
133-02-019E	VEDRON DONALD LEE 1/2 & VEDRON RICHARD L &	VEDRON DONALD LEE 1/2 JT/RS	10932 E TANQUE VERDE RD TUCSON AZ	85749-8516

133-02-041C	VITULLI VITO	2380 N KIMBERLEE	TUCSON AZ	85749-8517
114-57-079C	VOLKMAN CHRISTOPHER B & JANET M TR	8987 E TANQUE VERDE RD STE 309 PMB	TUCSON AZ	85749-9399
114-57-081A	WADDELL THOMAS E & LINDA C JT/RS	HC 32 BOX 191	TRUTH OR CONSEQUENCES NM	87901-9785
114-57-076D	WARREN JAMES H	8987 E TANQUE VERDE RD PMB 309	TUCSON AZ	85749-9610
114-57-0710	WEBB ROBERT W TR	10913 E MESQUITE VALLEY TRL	TUCSON AZ	85749-6710
114-57-0600	WEISENBERGER MARVIN R & JUDITH M CP/RS	10620 E SUNDANCE CIR	TUCSON AZ	85749
205-37-2300	WELLS HEIDI D & MICHAEL S CP/RS	2757 N CONESTOGA AVE	TUCSON AZ	85749-8527
205-37-1080	WERPY WARD C & CHARLOTTE A JT/RS	11210 E SUNDANCE DR	TUCSON AZ	85749
114-57-0350	WHEELER MARK D & VIRGINIA L CP/RS	10785 E CALLE SAN DOMINGO	TUCSON AZ	85749
114-58-1090	WRIGHT AULDON J	10630 E RUSTY SPUR DR	TUCSON AZ	85749-9539
205-37-2410	YARBROUGH WILLIAM P & JEAN A JT/RS	11112 E RUSTY SPUR PL	TUCSON AZ	85749-9742
205-37-216A	YOUMANS ROBERT L & ADELE JT/RS	2841 N MELPOMENE DR	TUCSON AZ	85749
133-02-026A	ZAMORA JUANA 1/2 & FIGUEROA ROSA 1/2	2271 N DUSTY LN	TUCSON AZ	85749-8523
	Bel Air Ranch Estates Community Association	8987 E Tanque Verde Rd. #256	TUCSON AZ	85749

Jeff & Brenda Turner
13788 East Camino Cartamo
Tucson, AZ 85749-9193
Phone (520) 760 0370
e-mail jt@timefrost.com
mobile (520) 975 8535

Pima County Planning and Zoning Commission
130 W Congress ST
Tucson, AZ 85701

Friday, January 17, 2014

TANQUE VERDE ROAD REZONING, Co9-13-09

Dear Sirs,

I am writing to protest the proposed change of zoning on the section of land to the North of Tanque Verde Road near the Middle School. This tract is at present zoned as suburban ranch (i.e. 3.3 acres per home) and the developers are seeking to change it to higher density housing

I live further East off Redington Road and drive along the section of Tanque Verde Road which would be impacted by this change.

Apart from the obvious problems caused by increased traffic flow in an already congested area I am very concerned about the impact on flora and fauna in the area.

I am sure that you are aware of the dangerous drop in water table caused in part by the decrease in annual rainfall and in part by pumping of ground water in the whole area. A substantial proportion of the income of Tucson and its surroundings comes from tourism. Both winter and summer visitors come for the outstanding scenery and unique plant life of the area. The creeping encroachment of housing in the outlying areas around Tucson is steadily changing the face of the landscape. More and more when visitors look at the surrounding mountains and saguaros they see houses. Also the desert landscape is already being destroyed by pollution and water shortage. This also impacts the wildlife.

Surely before changing a very forward looking zoning decision to have large lots and maintain the open aspect, it should be possible to take a broader look at the planning for the entire area.

1. There are many unbuilt areas which have little ecological significance and which should be in filled before allowing further sprawl

JAN 22 2014

2. The consideration of water table depletion should be paramount. If we lose our native cacti and bosque regions they cannot be replaced quickly if ever
3. The traffic dangers inherent in developing this tract of land where the school already poses a significant obstruction to traffic are self-evident.

I would strongly recommend that this proposed change in zoning is rejected and that we try harder to maintain the natural beauty and tranquility of East Tanque Verde before it is too late. Do we want Tucson to look like a smaller version of Phoenix?

Sincerely

A handwritten signature in black ink, appearing to read 'B. Turner', with a long horizontal flourish extending to the right.

Brenda Turner
Local Resident



La Cebadilla Estates Corporation

P.O. Box 30833, Tucson, AZ 85751

January 17, 2014

JAN 23 2014

Pima County Planning and Zoning Commission
130 W Congress ST
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

La Cebadilla Estates Corporation ("LCE") is a homeowners association for a community located on the far northeast side of Tucson, at Redington Road east of Wentworth. We have 161 lots and approximately 150 residents. I am the President of La Cebadilla Estates Corporation, and we are submitting this letter in protest of the requested rezoning referenced above.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why LCE opposes this rezoning request. One reason is the increased traffic on Tanque Verde Road. As you may know, Tanque Verde Road changes its name to Redington Road east of Wentworth. Tanque Verde Road is the primary driving route by which residents of LCE would travel to areas of Tucson, as well as to areas outside of Tucson by means of Interstate 10 or other highways. While residents of LCE can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road, and both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the dirt and dust.) Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning

request. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

Another reason is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling water supply. The Colorado River drainage basin continues to experience severe droughts, with both Lake Powell and Lake Mead approaching record low levels. If current rainfall patterns continue, severe shortages of water for Arizona through the CAP system will occur. If CAP water is reduced, pumping of groundwater will increase. Pumping of groundwater drastically affects the beauty of this portion of the Sonoran desert, which still has large trees along the wash areas. Increased pumping will lower the water table in this area for all vegetation and users. The situation at Agua Caliente Park, very close to this parcel, is instructive. The level of water in the ponds at that park has drastically diminished in the last few years. The park is pumping groundwater into the ponds in an attempt to keep water in them, but is barely able to keep up. Groundwater affects the ability of native plants to grow, sometimes in ways we can't fully appreciate until it is too late. Increased pumping of groundwater is a dangerous solution that may cause problems that we cannot foresee, and perhaps cannot rectify. Permitting increased numbers of houses in an area suffering from an impending water crisis is not a responsible action for a government office to take.

The character of this specific parcel also begs one not to change the zoning. The parcel borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. LCE believes that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.

In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley was always rural in nature. Many properties, such as this one, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and some involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as LCE, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, we wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why we oppose this rezoning request. One reason is the increased traffic on Tanque Verde Road. As you may know, Tanque Verde Road changes its name to Redington Road east of Wentworth. Tanque Verde Road is the primary driving route by which we travel to areas of Tucson, as well as to areas outside of Tucson by means of Interstate 10 or other highways. While we can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road, and both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the dirt and dust.) Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning request. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

Another reason is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling

JAN 22 2014

water supply. The Colorado River drainage basin continues to experience severe droughts, with both Lake Powell and Lake Mead approaching record low levels. If current rainfall patterns continue, severe shortages of water for Arizona through the CAP system will occur. If CAP water is reduced, pumping of groundwater will increase. Pumping of groundwater drastically affects the beauty of this portion of the Sonoran desert, which still has large trees along the wash areas. Increased pumping will lower the water table in this area for all vegetation and users. The situation at Agua Caliente Park, very close to this parcel, is instructive. The level of water in the ponds at that park has drastically diminished in the last few years. The park is pumping groundwater into the ponds in an attempt to keep water in them, but is barely able to keep up. Groundwater affects the ability of native plants to grow, sometimes in ways we can't fully appreciate until it is too late. Increased pumping of groundwater is a dangerous solution that may cause problems that we cannot foresee, and perhaps cannot rectify. Permitting increased numbers of houses in an area suffering from an impending water crisis is not a responsible action for a government office to take.

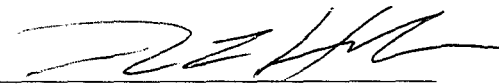
The character of this specific parcel also begs one not to change the zoning. The parcel borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. We believe that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.

In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley was always rural in nature. Many properties, such as this one, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and some involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as ours, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The original zoning designation should be continued so as to maintain the cultural and ecological history and attributes of the area.

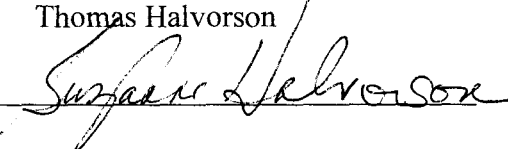
We, and our neighbors, invested in a home in this area because of the unique rural beauty and character of the area. There are many areas in Tucson, Marana and Pima County which allow for the kind of development being proposed for this area. To allow this kind of development in this corner of Pima County will begin to change its character forever and we oppose that. We believe that the original designation for this parcel should not be changed. Any request to change the zoning should be carefully considered given the uniqueness of this particular area of Pima County, and the uniqueness of this particular parcel bordering the

Agua Caliente Wash. In addition, we believe that the trend for development, both in Pima County and nationally, appears to favor infill development in urban cores, as opposed to increasing congestion in suburban and rural areas. We believe that maintaining the original zoning category will help to observe that trend. Thank you very much for your consideration.

Owners:

By: 

Thomas Halvorson

By: 
Suzanne Halvorson

Email: _halvorson12@cox.net_

Phone: 520-760-1179

Address: 13,945 E. Redington Road
Tucson , AZ 85749

January 18, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Following is our protest of Tanque Verde Road Rezoning Request Co9-13-09.

To: Planning and Zoning Commission Members:

We are owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, and we wish to protest this rezoning.

The property in question is presently zoned Suburban Ranch, which permits minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, it would mean a significant increase in the number of homes to be built on this parcel, almost four times as many (depending on specific configuration and the total amount of land that is re-zoned). The purpose of the rezoning request is, we assume, to develop the property in this manner.

There are several reasons why we oppose this rezoning request. One major reason is that the greatly increased number of homes will significantly increase traffic on Tanque Verde Road, which is already very congested. Tanque Verde Road, which changes its name to Redington Road at Wentworth, is the primary driving route by which we travel to areas of Tucson, and to areas outside of Tucson by means of Interstate 10 or other highways. While we can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road. Also, both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the ruts in the road, and the dirt and dust.)

Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning request. Permitting a higher density of homes on this property would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the property.

Tanque Verde Road is already congested by the middle school and school bus yard that were built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road, and by the Circle K that is across the street. Tanque Verde Elementary School is further east and located on a side street that is accessed from Tanque Verde Road. When parents are dropping off or picking up their kids, these portions of Tanque Verde Road are very congested. Rezoning the property to permit a greater number of homes, and thus cars, would only exacerbate the traffic issues.

JAN 22 2014

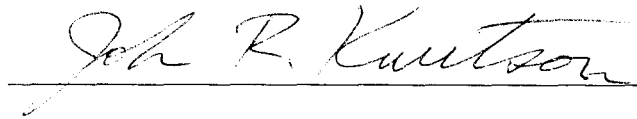
Another reason we oppose the rezoning request is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling water supply. The Colorado River drainage basin continues to experience severe droughts, with both Lake Powell and Lake Mead approaching record low levels. If current rainfall patterns continue, severe shortages of water for Arizona through the CAP system will occur. If CAP water is reduced, pumping of groundwater will increase. Pumping of groundwater drastically affects the beauty of this portion of the Sonoran desert, which still has large trees along the wash areas. Increased pumping will lower the water table in this area for all vegetation and users. The situation at Agua Caliente Park, very close to this parcel, is instructive. The level of water in the ponds at that park has drastically diminished in the last few years. The park is pumping groundwater into the ponds in an attempt to keep water in them, but is barely able to keep up. Groundwater affects the ability of native plants to grow, sometimes in ways we can't fully appreciate until it is too late. Increased pumping of groundwater is a dangerous solution that may cause problems that we cannot foresee, and perhaps cannot rectify. Permitting increased numbers of houses in an area suffering from an impending water crisis is not a responsible action for a government office to take.

The character of this specific property also begs one not to change the zoning. The property borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. We believe that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.

In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley has always been rural in nature. It is a beautiful and peaceful valley that is filled with saguaros and many riparian areas, and we moved here 16 years ago because of its uniqueness. Many properties, such as the subject property, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and many involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as ours, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The original zoning designation should be continued so as to maintain the cultural and ecological history and attributes of the area.

We, and our neighbors, invested in a home in this area because of the unique rural beauty and character of the area. There are many areas in Tucson, Marana and Pima County which allow for the kind of development being proposed for this area. To allow this kind of development in this corner of Pima County will begin to change its character forever and we oppose that. We believe that the original designation for this parcel should not be changed. Any request to change the zoning should be carefully considered given the uniqueness of this particular area of Pima County, and the uniqueness of this particular property bordering the Agua Caliente Wash. In addition, we believe that the trend for development, both in Pima County and nationally, appears to favor infill development in urban cores, as opposed to increasing congestion in suburban and rural areas. We believe that maintaining the original zoning category will help to observe that trend.

Thank you very much for your consideration.



John R. Knutson, owner



Marcia K. Koehler, owner

Address: 1895 N. Placita El Zacate
Tucson, AZ 85749

Email: knute99@aol.com

Phone: (520) 749-4360

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

We are owners, as trustees of the BWH Trust, of a property at 1808 N. Placita Buendia which will be adversely affected by this rezoning and as such we are protesting this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why we oppose this rezoning request. One reason is the increased traffic on Tanque Verde Road. As you may know, Tanque Verde Road changes its name to Redington Road east of Wentworth. Tanque Verde Road is the primary driving route by which we travel to areas of Tucson, as well as to areas outside of Tucson by means of Interstate 10 or other highways. While we can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road, and both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the dirt and dust.) Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning request. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

Another reason is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling

JAN 22 2014

water supply. The Colorado River drainage basin continues to experience severe droughts, with both Lake Powell and Lake Mead approaching record low levels. If current rainfall patterns continue, severe shortages of water for Arizona through the CAP system will occur. If CAP water is reduced, pumping of groundwater will increase. Pumping of groundwater drastically affects the beauty of this portion of the Sonoran desert, which still has large trees along the wash areas. Increased pumping will lower the water table in this area for all vegetation and users. The situation at Agua Caliente Park, very close to this parcel, is instructive. The level of water in the ponds at that park has drastically diminished in the last few years. The park is pumping groundwater into the ponds in an attempt to keep water in them, but is barely able to keep up. Groundwater affects the ability of native plants to grow, sometimes in ways we can't fully appreciate until it is too late. Increased pumping of groundwater is a dangerous solution that may cause problems that we cannot foresee, and perhaps cannot rectify. Permitting increased numbers of houses in an area suffering from an impending water crisis is not a responsible action for a government office to take.

The character of this specific parcel also begs one not to change the zoning. The parcel borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. We believe that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.

In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley was always rural in nature. Many properties, such as this one, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and some involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as ours, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The original zoning designation should be continued so as to maintain the cultural and ecological history and attributes of the area.

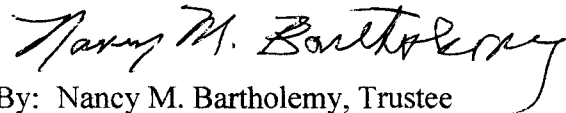
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Agua Caliente Wash. In addition, we believe that the trend for development, both in Pima County and nationally, appears to favor infill development in urban cores, as opposed to increasing congestion in suburban and rural areas. We believe that maintaining the original zoning category will help to observe that trend. Thank you very much for your consideration.

Owners:

A handwritten signature in black ink, appearing to read "Edward T. Bartholemy", with a long horizontal flourish extending to the right.

By: Edward T Bartholemy, Trustee

A handwritten signature in black ink, appearing to read "Nancy M. Bartholemy", with a long horizontal flourish extending to the right.

By: Nancy M. Bartholemy, Trustee

bartholemy@yahoo.com
520 760-2399
1808 N Placita Buendia
Tucson, AZ 85749

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, we wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

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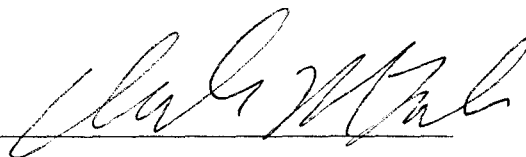
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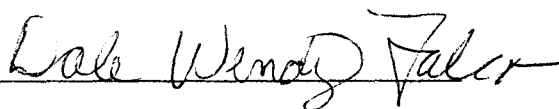
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Owners:

By: 

By: 

Email: Charlesfalco@gmail.com

Phone: 760-4102

Address: 13005 E. Cape Horn Drive
Tucson, Az 85749

January 17, 2014

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Owners:

By: Kendall Summerhawk
Kendall Summerhawk

By: [Signature]
Richard SHAPIRO

Email: Richard Connects@kendall Summer Hawk.
com

Phone: 529-4960

Address: 13319 East Placita EL ALGODON
85749

January 18, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

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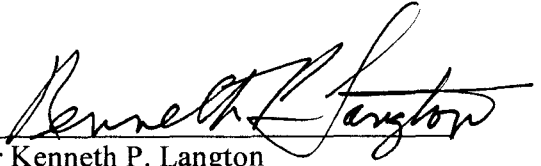
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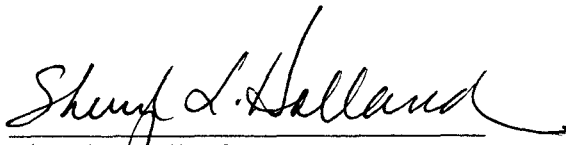
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Owners:

By: 
Dr Kenneth P. Langton

By: 
Sheryl L. Holland

Email: kplangton@msn.com

Phone: 520-749-3829

Address: 13675 E Camino La Cebadilla
Tucson, AZ 85749

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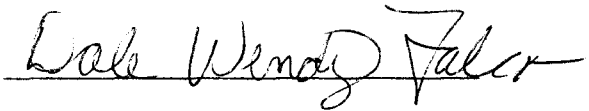
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By: 

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Email: Charlesfalco@gmail.com

Phone: 760-4102

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Owners:

By: Kendall Summer Hawk
Kendall Summer Hawk

By: [Signature]
Richard SHAPIRO

Email: Richard Connects@kendall Summer Hawk.
com

Phone: 529-4960

Address: 13319 EAST PLACITA EL ALGODON
85749

January 18, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, my wife and I wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

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Another reason is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling

JAN 22 2014

water supply. The Colorado River drainage basin continues to experience severe droughts, with both Lake Powell and Lake Mead approaching record low levels. If current rainfall patterns continue, severe shortages of water for Arizona through the CAP system will occur. If CAP water is reduced, pumping of groundwater will increase. Pumping of groundwater drastically affects the beauty of this portion of the Sonoran desert, which still has large trees along the wash areas. Increased pumping will lower the water table in this area for all vegetation and users. The situation at Agua Caliente Park, very close to this parcel, is instructive. The level of water in the ponds at that park has drastically diminished in the last few years. The park is pumping groundwater into the ponds in an attempt to keep water in them, but is barely able to keep up. Groundwater affects the ability of native plants to grow, sometimes in ways we can't fully appreciate until it is too late. Increased pumping of groundwater is a dangerous solution that may cause problems that we cannot foresee, and perhaps cannot rectify. Permitting increased numbers of houses in an area suffering from an impending water crisis is not a responsible action for a government office to take.

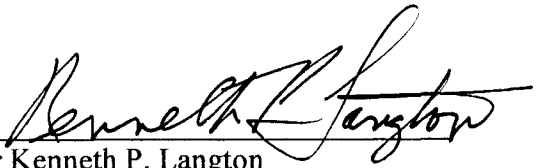
The character of this specific parcel also begs one not to change the zoning. The parcel borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. We believe that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.

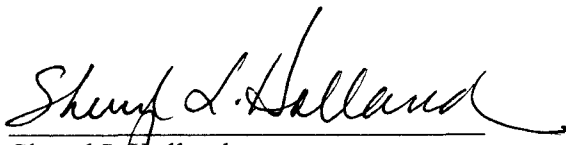
In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley was always rural in nature. Many properties, such as this one, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and some involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as ours, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The original zoning designation should be continued so as to maintain the cultural and ecological history and attributes of the area.

We, and our neighbors, invested in a home in this area because of the unique rural beauty and character of the area. There are many areas in Tucson, Marana and Pima County which allow for the kind of development being proposed for this area. To allow this kind of development in this corner of Pima County will begin to change its character forever and we oppose that. We believe that the original designation for this parcel should not be changed. Any request to change the zoning should be carefully considered given the uniqueness of this particular area of Pima County, and the uniqueness of this particular parcel bordering the

Agua Caliente Wash. In addition, we believe that the trend for development, both in Pima County and nationally, appears to favor infill development in urban cores, as opposed to increasing congestion in suburban and rural areas. We believe that maintaining the original zoning category will help to observe that trend. Thank you very much for your consideration.

Owners:

By: 
Dr Kenneth P. Langton

By: 
Sheryl L. Holland

Email: kplangton@msn.com

Phone: 520-749-3829

Address: 13675 E Camino La Cebadilla
Tucson, AZ 85749

Pamela Nicely and David Rovin

3839 Mound View Ave.
Studio City, CA 91604
818.508.1672

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Dear Sir or Madam:

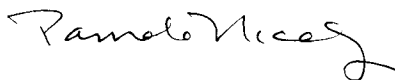
I own a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, and I wish to protest this rezoning.

The property in question is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

I am very concerned about increased water use. CAP shortages are projected, making increased pumping of groundwater likely. If the water table is lowered for the Agua Caliente Wash area, this will significantly impact this unique environment. I feel that good, representative government should protect the environment in this area. The proposed houses will be too close to the wash and be exposed to flooding. I also feel that good government should protect taxpayers from paying to reimburse homeowners from predictable danger from fires and floods.

I am also concerned about increased traffic on Tanque Verde Rd., our only road to and from East Tucson.

Thank you for your time,



Owner

JAN 27 2014

Email: pnicely@aol.com

Phone: 818.508.1672

Address: 3839 Mound View Ave., Studio City, CA 91604

13945 CAMINO CARTAMO, TUCSON AZ 85751

January 21, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, we wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why we oppose this rezoning request. One reason is the increased traffic on Tanque Verde Road. As you may know, Tanque Verde Road changes its name to Redington Road east of Wentworth. Tanque Verde Road is the primary driving route by which we travel to areas of Tucson, as well as to areas outside of Tucson by means of Interstate 10 or other highways. While we can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road, and both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the dirt and dust.) Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning request. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

Another reason is the water use that would be affected. All of Pima County (in fact, all of Arizona) is tempting fate by permitting increased development that taxes a dwindling

JAN 27 2014

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The character of this specific parcel also begs one not to change the zoning. The parcel borders the east bank of the Agua Caliente Wash. Areas next to washes should not be developed at all, which is partially why there are restrictions against development in riparian areas. Not only can these areas be affected by flooding which cannot be accurately predicted, but development and building in riparian areas permanently affects the ecology and biodiversity of an area that is by its nature very unique. A riparian area in a desert, a seeming oxymoron, is a precious natural commodity that cannot be replaced or moved elsewhere. Such areas exist by virtue of being adjacent to natural washes, and provide support for vegetation and desert animals that might not thrive elsewhere. We believe that such areas should be maintained in their natural state as much as possible, and rezoning to allow increased housing is diametrically opposed to such concept.


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Owners:

By: 
Charles McClure

By: 
Corinne McClure

Email: mccows@earthlink.net
Phone: 529-749-0056

Address: 13768 E Camino Cartamo
Tucson, AZ 85749
Lot 56

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest over Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

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Owner: Carol M. Tashjian

By: Carol M. Tashjian

Email: carol-tashjian@comcast.net

Phone: 520-760-6024

Address: 13660 E. Camino la Cebadilla
Tucson, AZ 85749

Mr. Arlan M. Colton FAICP
Planning Director
Pima County Development Services Dept.
201 N. Stone Ave, 2nd Floor
Tucson, AZ 85701

January 26, 2014

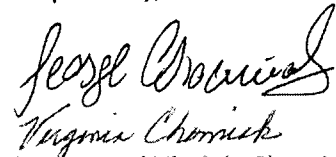
RE: Tanque Verde Road Rezoning Co9-13-09

Dear Mr. Colton,

We are homeowners in the Tanque Verde area and our property lies immediately adjacent to the parcel slated for rezoning and eventual development. We have attended several meetings in regards to this case, during which we were able to voice our concerns and exchange constructive dialogue with the developer Mr. Rick Price.

Mr. Price made several changes to his original plan based on the input he received from residents in our neighborhood and he showed a great amount of sensitivity to a broad range of neighborhood concerns. We are in favor of the rezoning request.

Respectfully,

Handwritten signatures of George and Virginia Chomiak. The signature for George is written in a cursive style, and the signature for Virginia is written below it in a similar style.

George and Virginia Chomiak
10955 E. Mesquite Valley Trl.
Tucson, AZ 85749

Terri Tillman

From: Pam <pminor5@juno.com>
Sent: Thursday, January 23, 2014 8:16 AM
To: Terri Tillman
Subject: Co7-13-07 Proposed Desert Willow Ranch Development

Terri –

Thank you for our conversation today re the problem of the development blocking access to the Agua Caliente Wash and Pima County public land for neighbors to the east and south of the WLB/Price property.

The development property lies between those neighbors and the Agua Caliente wash. Crossing WLB property is the only way for walkers and horse riders from this side of the property to reach the wash, other than going along the shoulder of Tanque Verde Rd. As I'm sure you are aware, that is prohibitively dangerous for horses.

The developer proposes to preserve a large parcel of wash and riparian land (70 +/- acres) by deeding it to Pima County, making it public land and part of the trails system. It is my understanding one or more recreational trailheads are planned to allow access to public land from the development.

Currently, those trailheads are proposed on the north and west sides of the development property, making them accessible ONLY from the development. Neighbors from the east and south cannot reach those trailheads without crossing WLB property.

I strongly request a safe, adequate public walking/equestrian footpath along the east and south sides of the WLB property and connecting to public land be a condition of rezoning and development. Both south and east sides of the WLB property are planned as open space buffers.

Taxpayer money built the dike that is allowing WLB to develop this flood-plain property. When the dike is deeded back to Pima County, taxpayer money will maintain it. Eventually taxpayer money will have to deal with the growing traffic issues Desert Willow Ranch will contribute to.

It is only right that WLB preserve the historic and only safe access many of these taxpayers have to the wash and public land through the Desert Willow Ranch development property.

Respectfully submitted,

Pam J. Minor
2291 N. Dusty Lane
Tucson, Az 85751
Ph 520-790-8145

Mr. Ray Carroll
Pima County Board of Supervisors, District 4
130 W. Congress Street 11th Floor
Tucson, Arizona 85701

RE: Willow Ranch Development Rezoning Request
Case Co7-13-07

September 15, 2013

Dear Mr. Carroll,

I attended the Planning and Zoning meeting Wednesday, July 31, 2013, and I learned a few things.

First, I learned that the current SR plat takes into account the entire 122 acres, over half of which is in the Agua Caliente Wash, allowing Mr. Price to build 36 homes on the property. What I didn't realize was that he appears to be under no obligation to build those 36 homes on 3.3 acre lots, allowing him to place all 36 on the lower 53 acres on ¾ acre lots, without rezoning at all. If he achieves his current request to amend the zoning to LIU-1.2 he can place all 49 planned homes on that same 53 acres on ½ acre lots. Through phone calls and visiting with my neighbors, we are flabbergasted to find out that this is what is allowed, and none of us believe that this is the intent of SR zoning. Homes built on less than one acre lots under LIU-1.2 and homes built on less than 3.3 acre lots in the SR zoning, is completely inconsistent with the character of the Tanque Verde Valley and the spirit and intent of the zoning regulations. I can find nowhere else in the Tanque Verde Valley where this interpretation of the zoning regulations has been employed. If that plat is approved, our zoning codes do nothing to protect the character of the valley, lifestyle or open spaces that brought most of us here. Mr. Price spent considerable time in that meeting talking about complying with the "spirit" of the open spaces issue that he is having, rather than the actual rules. I don't believe that the "spirit" of the SR zoning, one house to 3.3 acres includes placing houses on ½ acre lots.

I also learned that the open spaces portion of the CLS can also be manipulated to a considerable degree. Even though this entire project is in an important riparian area and the CLS requires 95% retention of that area, the developer can just offer up property, somewhere else in the county, of equal size and designation for the "offset". That is no way aides in maintaining the riparian area that we are going to lose. Can this be the intent or "spirit" of the CLS?

I am at a loss as to how Mr. Price got FEMA to move the subject property out of the flood plain. I know they claim the berms that were put in after the 1993 flood fixed the flood risk...the berms are already eroding and we haven't had a major flood yet. The Pima County Flood District is **NOT** in favor of this development. I would believe that they have actually been to the wash in question and my guess is, FEMA has not.

Mr. Price bought this property knowing about the riparian designations, the flood plain designations and the density restrictions. He chose to invest his money knowing the risks. Now, according to statements he made in a community meeting, he can't be profitable unless he increases the density to 49 homes all on ½ acre lots. He either made a poor business decision or was comfortable that he could get the riparian designation changed, flood plain designation changed and the density restrictions changed. Either way the community should not suffer for the risks he took.

Over the past several weeks we have collected signatures in opposition to this project by going door to door and standing in front of Safeway, Viv's Cafe', Le Buzz and other establishments that our neighbors frequent. Mr. Price ridiculed those efforts and "tactics" in the last meeting. We delivered over 350

SEP 16 13 PM 04:19 PM CLERK RD

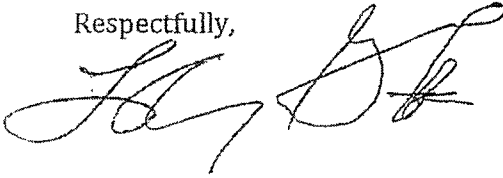


letters to your offices in opposition to this project and now have petition signatures from a majority of the adjacent property owners that do not want to see this project go forward. In speaking to all those people I have found only two people that were in favor of this project. I spoke to many who thought that one house to 3.3 acres meant...well...each house was built on a 3.3 acre lot. Maybe we misunderstood the "spirit" of the zoning regulations.

We elect our supervisors to represent us. It is very clear that the Tanque Verde Valley community does not want this type of density. We all knew that at some point this property would be developed, we just thought that whoever developed it would have to adhere to the rules that we have all lived with here. Changing the property density from one house to 3.3 acres to 1 house per ½ acre, no matter how the system gets manipulated to do it, and losing what has been referred to as critical habitat, not to mention the flood plain issue, is just plain bad for the Tanque Verde Valley.

Please represent us as we have elected you to do.

Respectfully,

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

L.C. Scooter Grubb
10621 E. Sundance Circle
Tucson, AZ 85749

CC:

Ally Miller, District 1
Ramon Valadez, Chairman, District 2
Sharon Bronson, District 3
Richard Elias, District 5

11 August 2013

To the Board of Supervisors,

On Wednesday July 24th 2013 I attended a meeting to change the Desert willow property belonging to Rick Price from a house per three acres to 1.2 houses per acre. The closing remarks were about trespassing, which is an issue Mr. Price talked about previously. In fact at the meeting he went up to the podium and interrupted the speaker and started talking about it again and he even talked over one of the volunteer panel members.

Desert Willow was no longer a Guest Ranch in the 1960's* and Amity did not begin their operation until the 1980's and occupied the place until the 1980's. To the best of my knowledge Rick Price has owned the property for about ~~four~~² or ~~five~~³ years and when he bought it there had already been dumping on the land that I am sure he must have been aware of. As you can see the property has been vacant for long periods of time with no fences nor any 'No trespassing' signs. Now I am not saying that anyone has the right to meander about on another's land without permission and of course the desert is not a place people should dump his or her unwanted junk.

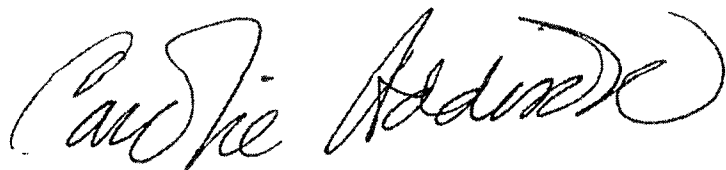
I did not sign the petition to stop construction, I am concerned what kind and how many houses are to be constructed. One of the volunteer members of the panel said that when you buy a piece of land it does not give you the right to automatically change the zoning, it is a privilege not a right.

I would like addressed the fact that five property owners who own horse property will no longer have access to public land, that there is going to be a problem with traffic and the flooding that may occur. Which brings me to an issue that many homeowners in the area wonder about. The spur dike was built up one summer about five or so years ago it must have cost the county many thousands of dollars and there are only a few houses that it protects but it does help acres of 'empty' land that now belongs to Mr. Price which is now out of flood plain. There is however some land, which Mr. Price is donating to the county, that land can not be built on and I am sure he does not want to pay taxes on it.

Mr. Price has stated that he has built "thousands" of houses and that he is an "honest" builder. The fact that he has built thousands of houses does not have anything to do with this issue and honesty, are we not all expected to be honest?

I understand that the more houses built the more money he makes and the more taxes are collected for the county. We have been led to believe by the supervisors that the Tanque Verde Valley is a very special place with a lot of fragile and beautiful riparian areas that was going to be protected from the very thing that Mr. Price wants to do.

I have enclosed photos that were taken from the dike of the large and plentiful mature trees that are on the Desert Willow property that will not be able to be replicated by the plans



SEP 16 13 PM 04:19 POC CLK 10

Date: September 16, 2013

To: Pima County Board of Supervisors

Re: Co7-13-07 Title Security of Arizona TR 2055-E. Tanque Verde Road Plan Amendment
Proposed Desert Willow Ranch Development

From: Pam J. Minor

10910 E. Tanque Verde Rd, Tucson Az 85749

10920 E. Tanque Verde Rd, Tucson Az 85749

2291 N. Dusty Lane, Tucson Az 85749

Dusty Lane, no street number, Tax No. 133-02-0250, Tucson Az 85749

Dear Board Members,

I live and own 4 properties immediately south and downflow of the proposed development property. Like many of my neighbors, I live in the Tanque Verde Valley because it is a rare and unique environment, with its low-density rural lifestyle, riparian areas, wildlife, being able to keep and ride my horses from my home, and feeling of community.

Developing 120 acres will impact the entire existing community. HOW it is developed will determine the direction of lifestyle for all of us who already live here.

Cluster housing of any kind does not fit this property or the character of this neighborhood.

Regardless of the miracle of paperwork, the proposed development property is notorious, historic FLOODPLAIN. Pima Co Regional Flood Control District (RFCD) recognizes this.

- In the ten years I have lived in Tanque Verde Valley, I have personally seen the Agua Caliente OVER its banks at the proposed development site.
- With regards to the building site, with the dike blocking drainage to the wash north and west, and 50+ acres paved over with streets, houses, etc., where is all that surface water supposed to go? South and east onto neighbors' properties?
- The small ditch that carries runoff south across Tanque Verde Rd. cannot be considered a runoff option for the WLB houses. It runs through neighboring yards, is less than 3' at its deepest point, and only continues about 1,000 ft before it flattens out and ceases to exist.

Sewer connection is proposed at the end of King St., requiring easements through private property. Those easements are not in place and the property owners I recently spoke with were not in favor of it.

Even without street lights, light pollution from cluster houses goes without saying in a rural area where night lighting is almost non-existent. It will negatively impact humans and wildlife both.

Increased traffic congestion is also a given. WLB has suggested traffic/road issues are Pima County's responsibility. The County - aka taxpayers - already built that dike WLB intends to so richly benefit from. How far does their profit at our expense go?

The WLB property has historically served as the neighborhood access from E. Tanque Verde Rd. to the washes and trailheads for people walking with dogs and children, horse riders, etc. WLB offers to deed the dike, the wash and an unbuildable portion of their property back to the County and says we are welcome to use it. But offers no public access to be able to get to those areas. The historic, continuous, and open use of access through the WLB property meets requirements for a prescriptive easement. You can establish that easement. The neighborhood will suffer without it.

And when WLB makes the plea, as it has, that it will cost SO much money to put in this development and it therefore HAS to build more houses, consider how much money surrounding neighbors also have invested. Why should WLB's money and idea of lifestyle be worth more than ours?

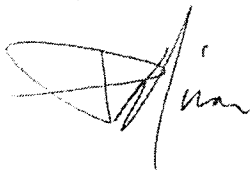
Please

- say no to higher density and/or rezoning
- guarantee continued public access to wash and trails through the WLB property
- enforce adequate surface water and flood control to protect surrounding property
- enforce single-story houses
- protect riparian areas and wildlife corridors
- bind WLB and its successors to any requirements and/or agreements it makes.

Please value those of us who are already here, who also have a substantial financial investment in a community and lifestyle that we want to preserve.

Please You can insure that WLB or any developer JOINS our community, not just changes whatever it wants, irrespective of the rest of us. They will not be living here with what they create. We will.

Thank you,

A handwritten signature in black ink, appearing to read 'Pam J. Minor', with a stylized, looped flourish at the end.

Pam J. Minor
Ph 520-790-8145

Bliss

From: [Jennifer Wong](#)
To: ["Rachel Bliss"](#)
Cc: [Jim Veomett](#)
Subject: RE: Concerns about the Desert Willow Ranch development
Date: Friday, July 26, 2013 1:07:24 PM

Ms. Bliss,

Thank you for email regarding the Desert Willow Ranch development. I will be sure Supervisor Carroll is aware of your concerns.

Jennifer Wong

Executive Assistant to Ray Carroll
Pima County Board of Supervisors, District 4
(520) 724-8094

From: Rachel Bliss [<mailto:rcbliss@gmail.com>]
Sent: Tuesday, July 23, 2013 9:33 AM
To: District4
Subject: Concerns about the Desert Willow Ranch development

Dear Mr. Carrol,

I am a resident in a neighborhood that is adjacent to the proposed building site for the proposed Desert Willow Ranch neighborhood. I am concerned about these plans, and about the proposal to rezone this area. This will disturb the habitat of protected species of flora and fauna, and will also potentially affect the floodplain. The four houses that are planned on the West side of the wash above the berm are of particular concern. That ground is so close to the wash, and is not protected by the retaining wall at all. Building there could greatly affect not only those houses, but the houses that would potentially be downstream in a 100 year flood. Disrupting that ground is irresponsible and short-sighted. I understand that builders want to make money, but at what cost to a neighborhood that has already been here for 30 years, and to the flora and fauna that has been here much longer? There is no respect being shown for the wash, and as we all know, rivers do what rivers want to do. It brings to mind the elementary school in Tubac that had its land cut in half when the river changed course one monsoon season. There is no guarantee that the Agua Caliente wash will not do the same.

Finally, rezoning this area, and packing more houses into a smaller area completely changes the feel of Tanque Verde. People in this area move here because of the love of nature and wide open spaces. We coexist peacefully with wildlife in this neighborhood. I regularly have coyotes playing in my yard, and owls nesting on my rooftop. My neighbors and I enjoy this peace and serenity. My husband is a part-time astronomer, and more houses packed tightly together will also introduce more light pollution to our beautiful starlit sky. Everything about this proposed project is disruptive. I urge you to consider those of us, human, plant, and animal, who currently inhabit this land. To consider whether or not it's responsible to build above a berm on land that has only very recently been determined not to be in a floodplain, and yet, can be seen to clearly be in a floodplain in satellite photos of the area, which suggests a lack of the soil cement that is typically necessary for building. To consider the

community, the school system, which has only two elementary schools, one junior high, and one high school. Tanque Verde is a community that is desirable for its open spaces, respect for nature, farmers, and suburban/rural feel. We are neighbors, families, and friends who take care of each other, and respect each other's personal space. The moment that parts of it are rezoned, and cookie cutter houses are built using an urban planning method, our community is forever changed.

Thank you for your consideration.

Sincerely,

Rachel Bliss

Burns

From: Andres Vargas
To: Jim Veomett; Chris Poirier; Thomas Drzazgowski
Cc: Paula Maxwell; Jennifer Wong
Subject: FW: Residential Development Near Tanque Verde and Houghton
Date: Monday, July 29, 2013 10:49:19 AM

Good Morning,

We just received this email from one of our constituents asking about the Desert Willows development. I was hoping you could answer some of his questions. Thanks, please keep us informed.

Best,

Andres Vargas
Supervisor Carroll, Dist. 4
(520) 724-8094

From: Jim Burns [mailto:jimburns.ret@gmail.com]
Sent: Monday, July 29, 2013 10:20 AM
To: District4
Subject: Residential Development Near Tanque Verde and Houghton

Dear Supervisor Carroll:

Recently there have been several articles on a planned residential development near the intersection of Tanque Verde and Houghton. I am the President of a small HOA just South of Tanque Verde and West of Bonanza. Several residents have asked me to find out more information about this planned development. The news has been very sketchy as to the exact location of the development, its size, the planned density, and its access/egress to Tanque Verde or Houghton. Just this weekend petitions were being circulated in front of the Safeway at Tanque Verde and the Catalina Highway seeking to voice objections to this development.

I feel that I do not have enough information to explain this proposed development to my HOA. Is there any information about it on-line at pima.gov? Or can you direct me to an informed source with data on this development?

--

Jim Burns
President, Forest Grove HOA

9892 E Forest Grove Loop
520-300-4777

French

From: Jim Veomett
To: Jennifer Wong
Subject: RE: Julianne French - oppose rezoning of Desert Willows development
Date: Friday, July 26, 2013 12:08:00 PM

Thank you!

JV

From: Jennifer Wong
Sent: Friday, July 26, 2013 12:08 PM
To: Jim Veomett
Subject: Julianne French - oppose rezoning of Desert Willows development

Hi Jim,

This constituent called in opposition to the rezoning of the Desert Willows development:

Constituent: Julianne French

Phone: (520) 309-5791

Address: 9920 E. Fort Lowell

Comments: It's a wildlife corridor and suburban ranch area and development will not be good for the area. She believes the Master Plan from the 1990's prohibited higher density east of Bonanza.

•

Jennifer Wong
Executive Assistant to Ray Carroll
Pima County Board of Supervisors, District 4
(520) 724-8094

Small

From: [Jennifer Wong](#)
To: ["bruce.small@cox.net"](mailto:bruce.small@cox.net)
Cc: [Jim Veomett](#)
Subject: Subject: Tanque Verde Road traffic
Date: Friday, July 26, 2013 12:59:28 PM

Mr. Small,

Thank you for your email in support of the Desert Willow property. I'll be sure Supervisor Carroll sees your concern for the traffic. I also cc'd Jima Veomett from Planning and Zoning so that he may relay your comments to the developer.

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

From: allForms [mailto:noreply@server.mailjol.net]
Sent: Friday, July 26, 2013 12:44 PM
To: District4
Subject: Form to E-mail results by allforms.mailjol.net

Constituent: Bruce Small

Email: bruce.small@cox.net

Address: 3040 N. Conestoga Ave.
City: Tucson, AZ zipcode: 85749

Subject: Tanque Verde Road traffic

Message:

Ray, thank you for being at the Desert Willow Ranch meeting last night. I am very much in favor of the project, but I am concerned about the traffic on Tanque Verde Road. I know the average daily traffic count is not that high, but the problem is there are several times during the day when the traffic is heavy (there have been fatalities), and during those times entering or leaving Desert Willow will be difficult and dangerous. The site really requires a turn lane in that area.

Constituent desires a response: Yes

Constituent phone: 520-444-7186

Holguin - 1

GEORGE E. & JUDI K. HOLGUIN,

11,100 E. SUNDANCE DRIVE
TUCSON, ARIZONA 85749
520-749-3887

To Whom It May Concern:

Re: E. Tanque Verde Road Plan, Co7-13-07.

I reside at 11,100 E Sundance Dr., Tucson, AZ and have reviewed the notification sent by the Pima County Development Services Department regarding the referenced case.

After attending the public meeting at Emily Gay junior high school and reviewing the proposed plans as provided by the WLB GROUP I hereby tender the following comments and suggestions;

I believe that the proposal has merit and should be approved, the conservation element of the plan will preserve an important habitat in the area. The developer contends that when the infrastructure is completed that the market will support lot sales in the \$120,000 plus range. This will have the effect of raising property values in the neighborhood.

My only concern was of the design characteristic of the plan. We live in BEL AIR RANCH ESTATES adjacent to the proposed project, an older established development with a street pattern of curved geometry that has added to the desirability and quality of a great neighborhood. The same characteristic is inherent in adjacent successful developments such as the nearby Forty Niners Country Club and has become a kind of signature for the overall area.

I have attached an alternate land plan concept which would not affect the number of proposed lots, would create more design quality and promote more diversity in the designs of future residences to be constructed. The developer may want to consider this.

There was considerable concern by attendees at the meeting about their perception of relatively small size lots in that this would provide pressure to construct many two-story homes. I have attached a lot analysis which proves that there is an average of 14,000 plus square feet of buildable area in the lots and this would allow one-story structures up to at least 5,000 square feet of living area therefore alleviating much of this concern.

Respectfully submitted for your consideration



George E. Holguin, A.I.A.

Co7-13-07 TITLE SECURITY OF ARIZONA TR 2055 - E. TANQUE VERDE ROAD PLAN AMENDMENT

Listing of approximately 230 form protest letters (Part 1) received Tuesday, July 30, 2013 for Wednesday, July 31, 2013 Planning and Zoning Commission. Most are from Tanque Verde Valley area Zip Code 85749. Addresses with other Zip Codes / locations provided are noted in address line. Some records were combined where there were multiple letters from a single address; all names are shown.

Examples provided after the lists include all original comments received.

ADELSTEIN EVAN 4361 W PLANTATION 85741
ALGIRE BARBARA 5318 N CANYON RISE
AUERBACH GARY 2730 N PANTANO RD 85715
AVRAM JENNIFER 3729 N VIA DE CORDOBA 85746
BANNISTER DEBERA 2991 N WENTWORTH RD
BASSETT MICAH 4270 N SIERRA DE LUNA PL
BAUMANN EVAN 3921 N PLACITA SABINO
BAXLA NOEL 11780 E RANCHO LOS RIOS DR
BEITLER DOROTHY, BEITLER THOMAS 2829 N WENTWORTH RD
BERNARD HELEN 9560 E CORTE DEL SOL BRILLANTE 85748
BISHOP VIKKI, BISHOP STEVEN 9956 E AMANDA PAIGE DR
BITTNER DEBORAH, LEE BITTNER GUY 10500 E RUSTY SPUR DR
BLISS GEORGE H, BLISS RACHEL 10661 E SUNDANCE CIRCLE
BOCKISCH JONI 4939 N LAK-A-YUCCA 85743
BOYLE JANE 4545 N BANYON TREE DR
BRADY LISA, BRADY MATTHEW 4680 N KEET SEEL TR
BROWN JOHN 2381 N EMERALD LAKE CT
BROWN MARILYN 5981 N PASEO VENTOSO 85750
BROWN PATRICIA A 6740 N ALVERNON WAY (ALVERNON/SKYLINE)
BROWN RONALD 5981 N PASEO VENTOSO 85750
BUSCEMA ELYSE BUSCEMA MEGAN 2820 E 6TH ST 85716
CARRABBA BRUCE, CARRABBA DEBORAH 10410 E SUNNYWOOD DR
CASTANEDA PAUL 1602 N DODGE 85716
CHABOT NICOLE 9157 E DAWN POST RD
CONNELLY BRIAN, CONNELLY GINA 9921 E WILD JAVELINA PL 85719
CONNELLY KATHY, CONNELLY MICHAEL 7612 CALLE AGERRIDA
CONTRERAS JESSICA 325 E LAWTON ST 85704
CONVERSE JANE 815 N ALAMO AV 85711
CONVERSE JOAN 12425 E ARBOR VISTA BL
CONWAY DEBORAH 4900 N PLACITA ANTILOPE
CURRY ADELA 4602 PALISIDE DR
DAVIS BARBARA, DAVIS JEFFREY 10695 E PLACITA CHIAPAS
DE COOK BILL, DE COOK BOBBI JO 3661 N LYNFORD PL
DE LA OSSA JUDY 3860 N BEAR CANYON
DELORME ROXANNE 12051 E MAKOH OH TR
DETERS PAMELA 3400 N EL CAMINO RINCONADO
DIAZ ALEX, DIAZ BECKY DIAZ ROSANDA 2251 N DUSTY LN
DICAMILLO JOHN, DICAMILLO MINDY 2409 N LAKE STAR DR
DUASINGER ALMA 2001 N DONNER AV
EICHLING LYNN, EICHLING PHILIP 5071 N BEAR CANYON
ELLIOT SUSAN A 928 N CAMINO SECO (Camino Seco / Speedway)

ELMER AMANDA 4220 N LARREA LN 85750
ELMER AMBER 11400 E CATALINA HY
ELMER CAROL, ELMER JOHN, ELMER DANA 4201 N LARREA LN 85750
EVANS KEVIN 4412 E BROTT ST 85712
EVEN SCOTT, EVEN KRISTIN 3281 N BOUCHARD PL
FELGAR JAMES 4502 N CAMINO CAMPERO 85750
FIEBER LEONARD 8160 E BROOKWOOD DR 85750
FRAZIER JASON 125 S PALACE GARDENS 85748
FRENCH JULIANNE 9920 E FT LOWELL
GENTRY DEBORAH 4825 N LARKSPUR RD
GENTZLER STEVE 511 N LOQUAT AVE 85710
GERDES CRYSTAL, GERDES JOSEPH 10550 E GLENN ST
GIACOMELLI DEBRA 4473 N AVENIDA DE PIMERI ALTA
GODWIN NANCY 2202 S CALLE MESA DEL OSO 85748
GOETT 5201 E 2ND (2ND/Rosemont)
GRANADOS DYLAN 1417 W NIAGARA 85745
GREENAWALT LYNNE 5262 N CANYON WAY 85750
GRIFFITH WAYNE 4940 E PLACITA BARBOA
GRUBB CAROL, GRUBB L CRAIG 10621 E SUNDANCE CIRCLE
GUNDERMAN SALLY 10066 E KLEINDALE
GUTIERREZ PATRICIA 5000 E GRANT RD
GUZZETTA JACQUELINE 7 LONGSTREET IRVINE CA 92620
HARRISON MATT 8701 E TANQUE VERDE RD
HARTMAN JO 10650 E SUNDANCE CIRCLE
HARTMAN M 9658 E 5TH ST 85748
HARTUNG SCOTT, HARTUNG STEPHANIE 10249 E PLACITA CRESTA VERDE
HERRON SANDRA 12325 E CAPE HORN
HASTINGS TAMI 1810 N WENTWORTH RD
HAWKS LAVERNE 3333 N CALLE LARGO
HEACOCK DANIEL, HEACOCK ERIKALYN 5140 E CALLE VISTA DE COLORES 85711
HEADY BILL 8831 E PALISADE TE
HELDT TIM 4510 N TIERRA ALTA DR
HIRSCHUIAN CATHERINE 9816 E FOREST GROVE LOOP
HOOD MARK, HOOD SHARYN 8341 E MARLENA CIRCLE 85715
HURKLEY SCOTT 2130 N DUSTY LN
JOHNSON DEBORAH 9160 E SHONTO LN
JOHNSON JOHN, JOHNSON RENEE 8478 E SPEEDWAY BL #307 85710
JOHNSON VICKI M, JOHNSON MARGARET 430 N BEDFORD DR (BROADWAY/CAMINO SECO)
JONES ARRON, BLISS JUDITH M 10392 E MARQUETTE ST 85747
KELLY CARLA, KELLY CHRIS 11025 E KIVA RIDGE PL
KELLY EDWARD M, KELLY PIERRETTE 8920 E SADDLEBACK DR
KELSEY GERALD 3650 N SOLDIER TR
KESSLER LIZ 704 S CYNTHIA AV 85710
KNAPE BETTY 4625 N PALISADE DR
KOECHLE CAROL 10100 E KLEINDALE RD
KOLE MIRIAM 3160 N BEAR CANYON RD
KOPPENHAVER ROBERTA 4308 N WINDRIDGE LP
KOWALSKI LINDSEY 11725 E SUMMER TR
LAFAVE HOLLY 5TH ST 85748

LANE BENJAMIN 3112 N TOMAHAWK TR
LEE BRIAN 2002 N MAGNOLIA 85704
LEISCHNER LACY 8540 E OLD SPANISH TRAIL (NOT A REAL ADDRESS)
LEMKE KATHERINE 4632 N AVENIDA DE FRANELAH
LESTER ELIZABETH 7671 E TANQUE VERDE #266 85715
LOCHHEAD APRIL, LOCHHEAD EDWARD 9951 E SWORDFISH WAY 85748
LOHNER MERCEDES, PARK BRANDI 1717 N TANQUE VERDE LOOP
MANNY RENE PO BOX 14377 85732
MARQUEZ REBECCA 8812 E PALISADE TERRACE
MARSHALL CHRISTOPHER NO ADDRESS
MARTIN KATHLEEN 8961 E INDIAN BEND RD
MCCANCE CARRIE 10100 E PROSPECT HEIGHTS PL
MCCARTNEY MICHAEL 12910 N WHITLOCK CANYON 85755
MCMAHON DEBRA, NO ADDRESS
MCPHERSON GARY 910 S BELVEDERE 85711
MCPHERSON TRISH 910 S BELVEDERE 85711
MEADOR HARRIET 4761 N SOLDIER TR
MELENDEZ PAUL 2042 N SOLDIER TR
MIKE STEPHEN A 2350 N CREEK VISTA
MILLER JEFF, MILLER PAMELA J 10601 E RUSTY SPUR DR
MINOR PAM 2291 N DUSTY LANE
MORAN JOHN 6890 E SUNRISE DR 85750
MOREY DRAKE PO BOX 40933
NABOURS KATIE 10450 PLACITA GUANAJUATO
NARCUS DEBORAH D 3050 S QUAID TR 85730
NILSON JAMES 2250 N DUSTY LN
OEN AMANDA 1930 N BONANZA AV
OLBERDING JOHN 3901 N RED RUBY LANE
OLSON ROBERT, OLSON TORI 10641 E SUNDANCE CIRCLE
PADILLA FRANCIS, PADILLA MICHAEL NO ADDRESS
PARK WILLIAM 1712 N TANQUE VERDE LOOP
PEREZ BENITO 7497 E TANQUE VERDE 85712
PEREZ JUANITA, PEREZ TEODORO 5235 E 20TH ST 85711
PHILLIPS CHARLES 10561 E ROGER RD
PHOENIX JOY 2140 N EL CAMINO RINCONADO
POWERS THOMAS 957 N CAMINO LAS SOLANAS 85748
PRITCHETT JOHN 5614 E ROSEWOOD ST 85711
PYLE JOHN STEPHANIE CHIN 2300 N CONESTOGA
RAMIREZ CLAUDIA, RAMIREZ OSCAR 3810 N ROMER RD #80 85705
RAX TJ 6217 E FAIRMOUNT ST 85629
RENNER STACY 8755 E BEARS PATH RD
RIGG SERENA 4270 N SIERRA DE LUNA PL
ROBERTS JO 6410 E TANQUE VERDE RD 85715
ROBERTS JONATHAN A 8921 E SUMMER TR
RODRIQUEZ SHERRY 9283 E 5TH 85710
ROSEN JERRY 1981 N FOUNTAIN PARK DR 85715
ROSSER ROSEMARY 5256 N CANYON WY 85750
RUDD E MARIE 51009 E TANQUE VERDE
RUIZ ALMA MARTA, RUIZ EDMUNDO 10631 E RUSTY SPUR DR

SARAH GEORGE 9959 E KLEINDALE RD
SCHATTILLY BETH 2250 N DUSTY LANE
SCHROEDER JEAN 11511 E TWIN HILLS TR 85748
SHEEHAN VERNON 2492 N BAY DR 85715
SILVERMAN MIA 9551 E CREEK VISTA PL
SIMON-HELDT SHERRY 4510 N TIERRA ALTA DR
SIND STEPHEN AND JEAN 13515 E PLACITA EL CENTRO
SKAGGS JENNIFER 2324 N DEERCREEK PL
SMALL VICTORIA 3125 N MELPOMENE WY
SMITH JEAN 4176 N SOLDIER TR
SMITH KELLY 4512 N VIA ENTRADA #81 85718
SPRINKLE ERIC 10661 E RUSTY SPUR DR
SPROTT GERALDINE 9225 E TANQUE VERDE 85716
STANCHFIELD VIVIAN 11535 E SONORAN MOON PL
STANLEY KATHY 9544 E SHADOW LAKE CT
STARK DOUGLAS 11710 E LENHER SCHWERIN TR
STROUP CAYLIN 345 S SAN PEDRO ST (BENSON) 85602
SUTHERLAND LAURI 5203 N CANYON
SWALLOW MARY 5409 E 9TH ST 85711
SWIMMER GARY 411 N SCHRADER LN 85748
TALBOT LYLE 4216 N VINE AV 85717
TAMBURES ANGELIQUE 1096 N AVENIDA JEANINE
TARDID JOSEPH 11801 E CALLE DE CORONADO
TARTAGLIA ANDREW 9225 E TANQUE VERDE RD 85716
TAYLOR G ALF TAYLOR JUDI 7763 VIA VENTANA NORTE
TEVIS CAITLIN 12590 E SONORAN RIDGE DR
TREVOR KATRINA 8755 E BEARS PATH RD
TUCKER REBECCA 12421 E MAKAAHOH TR
TURNBULL DORMER 11371 E TWIN HILLS TR 85748
URSINY JEFFREY 8992 E LINDEN ST 85715
VERDUZCO LUIS 2191 N DUSTY LN
WAGNER BILL 1810 N WENTWORTH RD
WARD SCOTT 8838 E MOUNTAIN SPRING DR
WATKINS BRENT 2580 N FENNIMORE AV
WATLING LH 11740 E CALLE DE SAMUEL
WEBBER MICHAEL 1420 W PLACITA DEL REY 85704
WEISENBERGER, JUDITH WEISENBERGER MARVIN 10620 E SUNDANCE CIRCLE
WELLS MAURICE 9157 E WILD WASH DR 85747
WEST SUSAN 7940 E FORT LOWELL RD 85750
WHITE DEBBIE 12400 E PRINCE
WHITE LIAM 9228 E TANQUE VERDE
WHITE PATRICE 3122 N PALOMINO PK
WILDERS ROBERT, WILDERS SUZANNE 10601 E SUNDANCE CIRCLE
WILLIAMS JEFFREY 4512 N VIA ENTRADA #81 85718
WOLFERSETTER KAY 4632 N AVENIDA DE FRANELAH
YOUNG ED 3333 N CALLE LARGO 85750
ZAMORA DAVID 2271 N DUSTY LN
ZIMMERMAN LINDA 9959 E KLEINDALE RD

**Co7-13-07 TITLE SECURITY OF ARIZONA TR 2055 - E. TANQUE VERDE ROAD PLAN
AMENDMENT**

Listing of approximately 150 form protest letters (Part 2) received at Planning and Zoning Commission Public Hearing on July 31, 2013.

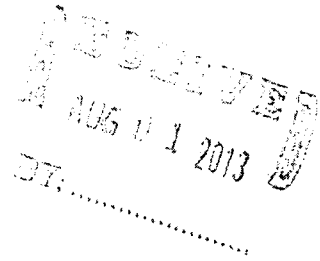
ABARR DANIEL, 2033 N TANQUE VERDE LOOP
ABARY PATRICIA, 2033 N TANQUE VERDE LOOP RD
ADAMS JOANN, 11110 E SHADY
ATKIELSKI JOHN and ATKIELSKI LINDA 1851 N PLACITA DEL LENADOR
BARONE AUDREY, 11240 E SHADY LANE 85749
BARRASSO ANTHONY, 11856 E WAGON TRAIL RD 85749
BARRASSO DANIEL, 6497 E WOOD LILY CT 85750
BARRASSO SARAH, 11856 E WAGON TRAIL RD 85749
BEACH ALICE, 2443 N CREEK VIST DR
BERGEMAN JACQUELINE, 2134 N TANQUE VERDE LOOP 85749
BIRGEL CINDY, 9990 E BUCKSHOT CIR
BJELLAND CAROL, 1813 N CAMINO AGRIOS 85715
BLIVEN MARIE, 2126 S MIRAMONTE ST
BOYD RENEE, 10505 E RUSTY SPUR
BRADFORD GAIL, 31122 CALLE DEL CAMPO
BROWNE HEATHER, 418 S 3RD AVE
BUONAVITO PETE, 10700 E TANQUE VERDE
BURGEN AMY, 9315 E MAGDALENA
CAMP JOAN, 630 S AVENIDA SENDERO
CELAYA CHRISTINA & JOHN, 2101 N TANQUE VERDE LOOP RD 85749
CHAMBERS SARA, NO ADDRESS
CHOMIAK GEORGE AND VIRGINIA, 10955 E MESQUITE VALLEY TRAIL
CLEMENY CARYL, 10603 E SPEEDWAY
CODY MICAH, 3440 E WHITE CLOUD WAY
COOPER ANASTASIA, 2101 N TANQUE VERDE LOOP RD
CRUM ROBERT AND ELYSA, 11303 E BROADWAY BLVD
CURTIS DEBORAH, 7242 ONDA CIRCLE 85718
CURTIS RAY, 7242 ONDA CIRCLE 85718
DENZLER LARRY D, 10708 E CALLE SAN DOMINGO
DOUGLAS VALORIE, 3901 N VIA DE LA LUNA 85749
DRUMMOND BARBARA, 3194 N AVENIDA DEL CONEJO
DUNAWAY AMERY, 11800 E CALLE DE CORONADO 85749
DUNAWAY GERTRUDE, 11800 E CALLE DE CORONADO 85749
DUNAWAY SCOTT AND GERTRUDE, 11800 E CALLE DE CORONADO 85749
DURIN DAVID, 9622 E WASSATCH PL
DUTONAK JOHN, 5785 S OLD SPANISH TRAIL
ESCOBEDO NORMA, 11741 E LENHER SCHWERIN TRAIL
FALLWELL GLENN, 7357 E MONTECITO DR
FARIES PAIGE, 10602 E GLENN ST 85749
FIGUEROA DANNY, 1944 N TANQUE VERDE LOOP
FIGUEROA ROSA, 2271 N DUSTY LANE
FIGUEROA THOMAS, 10250 E WOODHAVEN LN 85748
FISCHER JOHN AND JEANNE, 10456 E FLINTLOCK TR
FORD RICHARD, 10360 E GLENN ST 85749

FOXWORTHY DONNA, 3921 N JIMSONWEED
FOY NICK AND HEIDI, 10540 E RUSTY SPUR DR 85749
FRELKA CHRIS, 10249 E GARY HAWK
GABANY BRET AND KIM, 10884 E TANQUE VERDE RD
GAMER FRANK, 11240 E SHADY LANE
GAMINO RAMON, NO ADDRESS
GAMON-HOUSE AMANDA, 7730 E BROADWAY BLVD APT #1109
GAUDIELLE QUENTIN, 621 N TUCSON BLVD 85716
GILBERT JEANNIE, 8241 E 20TH ST
GOODE SUZANNE L, 2230 N KIMBERLEE ROAD
GOULD JEFF, 1012 S 8TH AVE
GRAYAM DELORES, 3941 N SMOKEY TOPAZ
GREER KRISTA, NO ADDRESS 85641
HEAGETT ANGELA, 6131 E TIMROD ST 85711
HEIMAN JOHN, 10603 E SPEEDWAY
HINSON DARYL AND MARY, 3696 N SILVER DR 85749
HOCK CHARLENE, 11311 E BROADWAY BLVD
HOLMES LESLIE, 10519 E TANQUE VERDE RD 85749
HUDGEL LINDA, 4642 N AVENIDA DE FRANELAH
HULKOWER GUSTAVE AND MARILYN, 2801 N MELPOMENE DR
HUNTER CAROLE, 3820 N RIVER OAK PLACE 85718
HUTTO WILLIAM, 10545 E RUSTY SPUR DR
JARRED JONNIE, 2080 N TANQUE VERDE LOOP RD
JONES DIANA, 1551 N KING ST 85749
JONES VIRGINIA, 8878 E DESERT LILY PL
KARRELS KENNETH V AND MARY V, 3930 N SMOKEY TOPAZ
KARTCHNER CHRISTINA, 1942 N TANQUE VERDE LOOP RD
KARTCHNER KAREN, 1942 N TANQUE VERDE LOOP RD
KARTCHNER KEVIN, 1942 N TANQUE VERDE LOOP
KARTCHNER KYLER, 1942 N TANQUE VERDE LOOP RD
KUNDERT GEORGE, 8258 E COOPER PL
LEACH JESSICA, 10894 E TANQUE VERDE RD
LESURE JACQUELYN, 1012 S 8TH AVE 85701
LEVARIO ERIC AND MELISSA, 7237 E ELI DR
LOPEZ LINDA, 12441 E HEMLOCK LANE
LOPEZ SCOTT, 10600 E SUNDANCE CIR
LOPEZ STEPHEN, 10600 E SUNDANCE CIR
LUSTMAN RHONDA, 12330 E MOKOHOH TRAIL 85749
MACKROON LEO, 7619 E CALLISTO CIR #39
MARTIN ALICIA, P.O. BOX 850 NOGALES AZ
MATHIS TERRY, 345 N PANTANO RD APT#436
MAZZARA ANTHONY AND MARY, 410 AVENIDA VENADO
MCCAULEY CECILIA, 2271 N DUSTY LANE
MCLAUGHLIN MICHELLE, 10545 E RUSTY SPUR DR
MEDLIN HARLEY, 3015 N AVENIDA DEL CONQUISTADOR 85749
MEDLIN RICHARD, 3015 N AVENIDA DEL CONQUISTADOR 85749
METZGER MARK, 11610 E 49ER FAIRWAY LANE
MEYER MARK, 10603 E SPEEDWAY BLVD 85748
MODORY JAMES, 10768 E CALLE SAN DOMINGO

MOIR BEATRIZ, 13173 E MESQUITE FLAT SPRING DR 85641
MOORE LINDA, 7332 E CALLE AGERRIDA 85750
MORENO ADRIAN, 1810 W LOS REALES RD
MORENO MICHAEL AND IRENE, 10955 E CALLE RINCON
MORRIS KRISTEN, NO ADDRESS
MORRISON ROBERT, S 2131 N DUSTY LANE
MULVEY JAMES P, 10602 E GLENN ST 85749
NAVARRO ROSIE & GOMEZ CONSUELO, 2160 N DUSTY LANE 85749
NOVAK KAREN, 2221 N KLONDIKE DR
NOVAK LAURENCE, 2221 N KLONDOKE DR 85749
OBRIEN-MONTIJO DEIRDRE, 1811 N FORTY NINER DR
OFLAHERTY DENNIS, 8751 E CORTE DEL SOL BONITO
PENISTEN LOGAN, 1942 N TANQUE VERDE LOOP RD
RAGEL SUZANNE, 9058 E PLAM TREE DR
RIBEAU WENDY, 329 S TRESTON LANE
RIGG SHEILA, 1326 W KLEINDALE RD
ROBERTSON KENT, 10519 E TANQUE VERDE 85749
ROUGHTON JOYCE, 3960 N SMOKEY TOPAZ 85749
ROUGHTON JOYCE, 3960 N SMOKEY TOPAZ
RUH LARRY & RITA, 2191 N RUSTY LN
RUH LAURIE, 2161 N DUSTY LANE
RUMEL SCOTT AND TIFFANY, 10300 E GLENN ST 85749
SCHACKART MICHELLE, 11335 E OLD VAIL RD
SCHAMP JONATHAN LEE, 1155 N BRYANT AVE
SCHREIBER GARY, 2080 N TANQUE VERDE LOOP
SHANNON WILLIAM, 1271 N KING ST 85749
SHEA DEBRA, 11132 E EDISON
SIDMAN COURTNEY, 7649 E MORELOS PL 85710
SMITH CATHERINE, 9601 E BUSH HILL PLACE
SMITH EMILY, 800 N HEARTHWIDE LANE
SOTO ARMIDA, 2051 N TANQUE VERDE LOOP RD
SPRINKLE ALLISON, 10661 E RUSTY SPUR DR
ST. PIERRE BRANDON, 1752 N TANQUE VERDE LOOP
STEBNER GERRARD, J 10520 E GLENN ST 85749
STUART JEAN, 1449 S MILLER CREEK PL 85748
SWANTON THOMAS J AND RUTH A, 10632 E GLENN ST 85749
TARDIO GAIL, 11801 E CALLE DE CORONADO
TREVINO PRISCILLA, 2271 N DUSTY LANE 85749
TURNER JASON, 5962 E EASTLAND ST
VAN ETHAN TERESA, (NO ADDRESS)
WAINWRIGHT PHIL, 14890 E REDINGTON RD
WALKER MICKEY, 3340 N AVENIDA DE LA COLINA 85749
WILDE BETTY, 10603 E SPEEDWAY
WOOD FRANK, 10860 E LINDEN ST 85749
WOOD TERRY, 10860 E LINDEN ST 85749
YARNES DEBRA, 9443 E WALNUT TREE CIRCLE
YODER BARBARA, 10951 E LINDEN ST
YOMANS ADELE, 2841 N MELPOMENE DR
YOMANS ROBERT L, 2841 N MELPOMENE DR 85749

July 27, 2013

Chairperson of Planning and Zoning
130 West Congress Street
Tucson, AZ 85701



Dear Chairperson:

As a citizen who is concerned with maintaining the character of the Tanque Verde Valley, I am writing to strongly protest the development of the area East of Houghton Road, and North of Tanque Verde Road, known as the Desert Willow Ranch development, which is proposed by RB Price and Company.

- I object to the effect that these proposed 49+ homes will have on the Tanque Verde Valley, which has long been known for its open spaces, plethora of wildlife, riparian habitat within the designated area, and low density housing.
- This higher density housing will have a negative impact on this important riparian area, as well as the biological core management areas.
- I object to the devastating impact that this development will have on the existing wildlife corridor.
- The Tanque Verde Valley is a natural Mesquite bosque. The proposed development will irreversibly alter this natural landscape.
- The increased traffic too close to the intersection of Tanque Verde and Houghton, with no left turn lane planned by Pima County for the entrance into what is proposed as a gated subdivision has the potential to significantly impede traffic.
- I have serious reservations about the recent extraction of this property from the 100 year floodplain by FEMA based on personal observation of flooding of this land.

In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments:

Please see reverse



Respectfully,

Signature

Printed Name

Address

Date

Lyla Tucker

Lyla Tucker

2 Shavano Ct. Cedar Creek NM 87008

7/27/13

I am a native Tucsonan & Tucson property owner, & am very concerned about this proposed development.

The beauty & charm of open spaces in Tucson diminish each time one of these communities crops up.

Not only do the current residents suffer - but the wildlife does as well.

It hurts me to see my native home-land overtaken by these types of Developments.

Please, reconsider this project & protect the wildlife & sanctity of this area.

Thank you for your time & consideration.

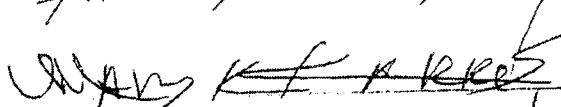
Thank you for your time.

Additional Comments:

Maintaining the environmentally friendly setting is paramount

Respectfully,

Signature



Printed Name

Mary K. Karkels

Address

3930 N Smoky Topaz Lane, Tucson

Date

July 29 2013

residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments:

To allow zoning of homes on less than one acre would have a devastating impact on the area. You must respect the flood zone - not build in it. All you do will affect home owners in the entire area North and South of proposed development -

Respectfully,

Signature



Printed Name

TERRY CAVALERI WOOD

Address

10860 E. LINDEN ST. TUCSON AZ

Date

7/30/13

85749

* I live to the South and was impacted by flooding when the original ingress was changed to the site. Please use common sense and not be influenced by the 'almighty dollar'.

Thank you for your time.

Additional Comments:

Not Cool!

Respectfully,

Signature



Printed Name

Micah Bassett

Address

4270 N Sierra De Luna Pl

Date

7-28-2013

Thank you for your time.

Additional Comments:

Based on these observations being true and accurate.

Respectfully,

Signature Sara Chambers
Printed Name Sara Chambers
Address 85742
Date 07.30.13

Thank you for your time.

Additional Comments:

SAVE OUR WILDLIFE & OUR
WAY OF LIFE.

Respectfully,

Signature Betty Wilde
Printed Name BETTY WILDE
Address 10603 E SPEEDWAY
Date 7/30/13

Thank you for your time.

Additional Comments: I AM CONCERNED ABOUT TRAFFIC SAFETY AND
THE SEVERE TRAFFIC CONGESTION THAT WOULD RESULT FROM
THE ADDITIONAL 49 TO 52 RESIDENCES. THE WLD GROUP
SAID THIS WAS NOT THEIR PROBLEM. IT SHOULD NOT BE THE RESIDENTS
AND COUNTY TAXPAYERS.

Respectfully,

Signature Laurence J. Noxak
Printed Name LAURENCE J. NOXAK
Address 2221 N. KLONDIKE DRIVE, TSN, AZ 85749
Date JULY 30, 2013

In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments: *Please Reconsider your plan.*

Respectfully,

Signature

Elysa Crum

Printed Name

Elysa Crum

Address

11303 E Potomac Way 85748

Date

July 30, 2013

In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments: *IF THE PROPOSED DEVELOPMENT LAND IS NOT IN THE FLOOD PLAIN, I HAVE NO OBJECTION TO THE LAND BEING DEVELOPED IN ACCORDANCE WITH EXISTING PRACTICE OF ONE HOUSE PER ACRE.*

Respectfully,

Signature

Robert L. Youmans

Printed Name

ROBERT L. YOUNMANS

Address

2841 N. MELPOMENE DR., TUCSON 85749

Date

27 JULY 2013

In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments:

33 YEAR RESIDENT / TAXPAYER

Respectfully,

Signature

Thomas J. Swanton Ruth A Swanta

Printed Name

THOMAS J. SWANTON

RUTH A SWANTA

Address

10632 E GLENN ST

Date

27 July 2013

In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments:

This is where I ride and to build here will limit access to other trails we all use.

Respectfully,

Signature

Betty L. Knappe

Printed Name

Betty L. Knappe

Address

4625 N. PALISADE DRIVE

Date

7-28-2013

Thank you for your time.

Additional Comments:

It is imperative that wildlife corridors are preserved, & volunteer at the Tucson Wildlife Center + have seen, 1st hand, the negative impacts.

Respectfully,

Signature

Nancy Godwin

Printed Name

Nancy Godwin

Address

2202 S. Calle Mosa Del Oro, Tucson, AZ 85718

Date

7/29/13

Thank you for your time.

Additional Comments:

I board my horse in a stable at Houghton/Tanque Verde. We are looking to buy a house in the valley. we are here every day - we really oppose this type of development.

Respectfully,

Signature

Michael J. Brown

Printed Name

Michael J. Brown

Address

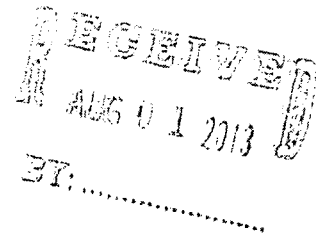
6740 N. ALVERNON Way Tucson AZ 85718

Date

7/28/13

July 27, 2013

Chairperson of Planning and Zoning
130 West Congress Street
Tucson, AZ 85701



Dear Chairperson:

As a citizen who is concerned with maintaining the character of the Tanque Verde Valley, I am writing to strongly protest the development of the area East of Houghton Road, and North of Tanque Verde Road, known as the Desert Willow Ranch development, which is proposed by RB Price and Company.

- I object to the effect that these proposed 49+ homes will have on the Tanque Verde Valley, which has long been known for its open spaces, plethora of wildlife, riparian habitat within the designated area, and low density housing.
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In closing, I strongly encourage you to consider the protest of the Tanque Verde Valley residents, and our treasured wildlife, who cannot speak for themselves.

Thank you for your time.

Additional Comments:


Respectfully,

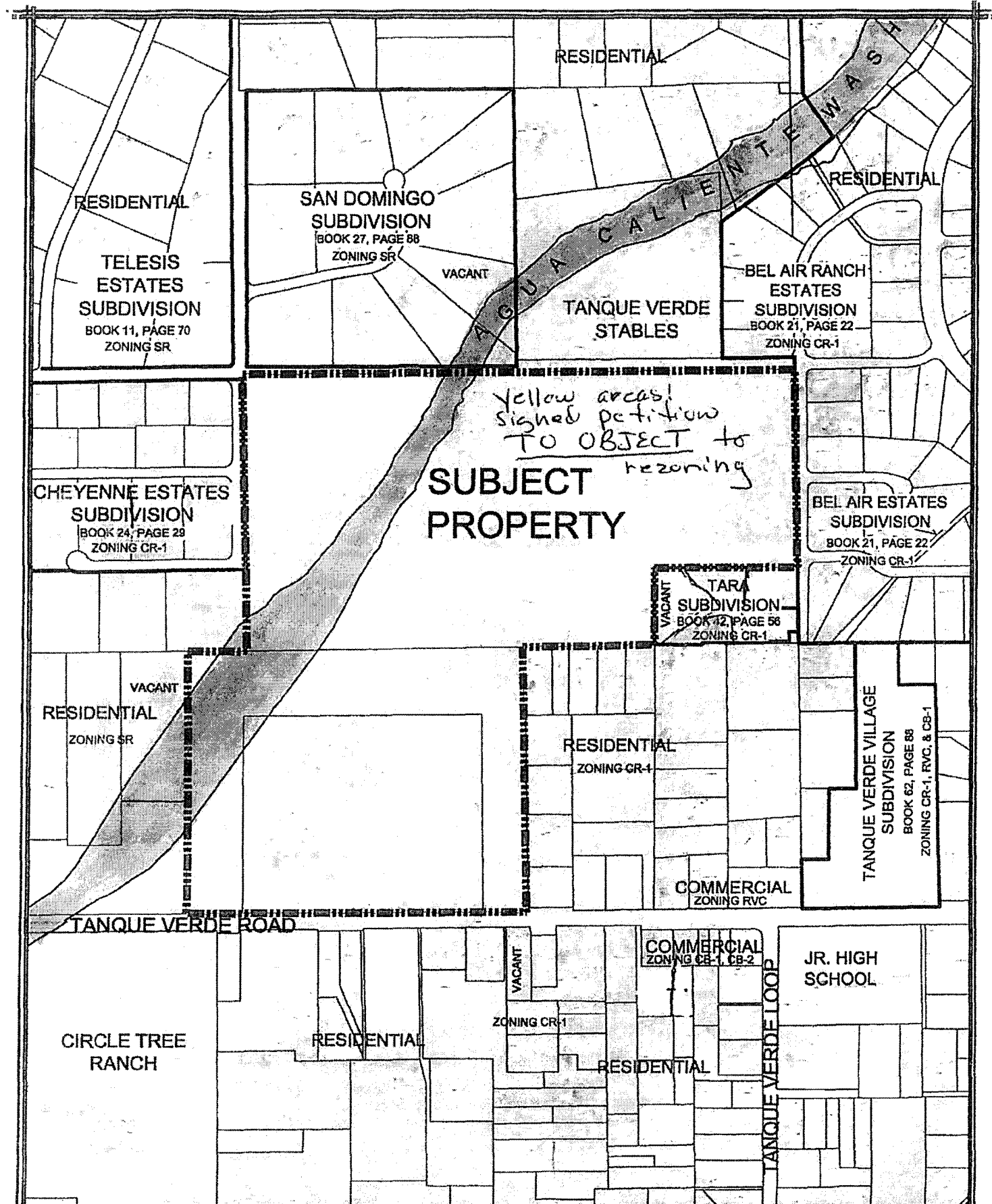
Signature

Printed Name

Address

Date


Cody Stropki
2 SNOWCAP CT Cedar Crest, NM 87008
7/30/13



The WLB Group



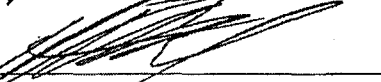

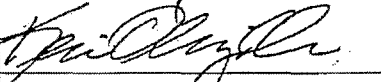
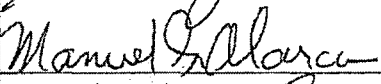

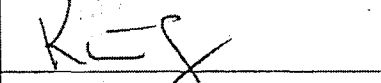
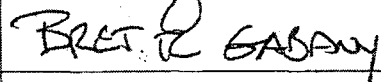


DESERT WILLOW RANCH EXHIBIT B - EXISTING LAND USES

2013 IN 25
Aerial Photo Overlay - 2012
WLB No. WLR16-005

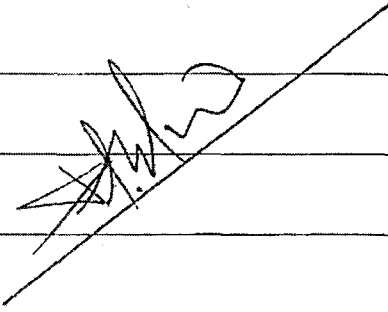


200'

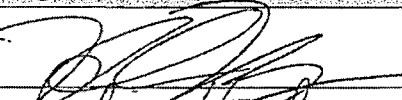

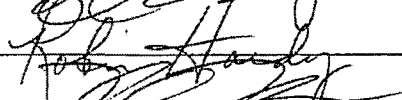
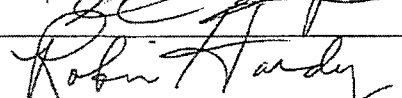
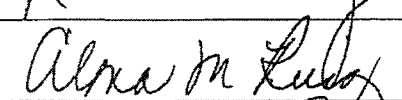
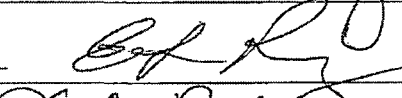
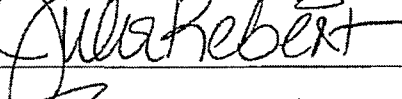

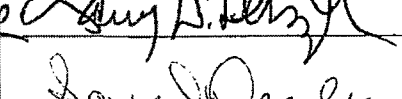
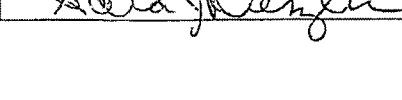


PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation from Resource Transition (PT) to Low Intensity Urban 1.2 (LIU-1.2), and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. See Attach. Map RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, we strongly protest the requested zoning amendment for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for overall denial of the amendment by PCRFC as the majority of the site remains within floodplain.			
Action petitioned for	We, the undersigned, request the Pima County Board of Supervisors, TO DENY the request to amend the Comprehensive Plan Land Use designation from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2), and in effect to maintain the current zoning.			
Printed Name	Signature	Address	Comment	Date
PAUL MEINER		10992 E. TANQUE VERDE		9/15/13
BARBARA ADDISON		2521 N. MESQUITE HICKET CT.		9/15/13
ALAN F. MARCE		2493 N. MESQUITE HICKET CT.		9/15/13
DAVE OLIGNUELLER		10800 Tanque Verde Rd.		9/15/13
KERE OLIGNUELLER		10800 Tanque Verde Rd.		9/15/13
MANUEL ALARCON		10995 TANQUE VERDE RD		9/15/13
BILL PAUL		11012 TANQUE VERDE RD.		9/15/13
Kimberly Gabany		10884 E Tanque Verde Rd		9/15/13
BRYAN		" " "		9/15/13
RITA ROTH		2191 W Dusty Lane		9/15/13
JOE GAMER		2161 W Dusty Lane		9/15/13

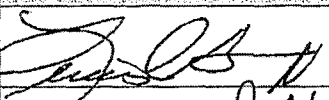
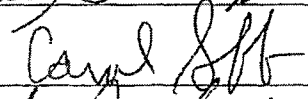
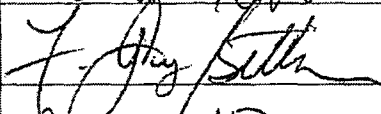
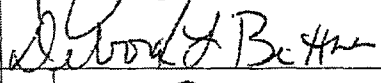
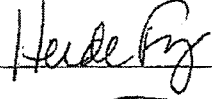
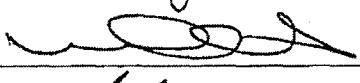
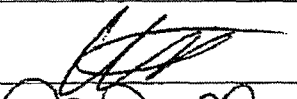
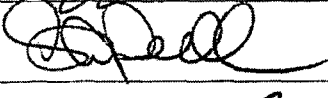
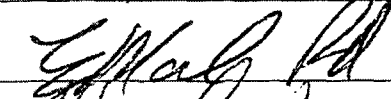

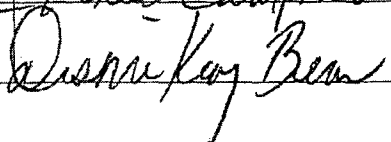
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Printed Name	Signature	Address	Comment	Date
PAM MINOR		10910 E. TANQUE VERDE -49		9-14-13
"		10920 E. TANQUE VERDE -49		"
"		2291 N. DUSTY LN, TUC -49		"
"		TAX CODE 133-02-0250 -49		"
Robert Matthe	Robert Matthe	4701 W SOLDIER TRL		9/14/13
Frank Moreno	Frank Moreno	11050 E. Tanque Verde Rd		9/14/13
ROBERT HARRIS	Robert P. Harris	11144 E EDISON		9/14/13
Scott R Cordis	Scott R Cordis	10980 E Tanque Verde		9/14/2013
ALEX DIAZ	Alex Diaz	2251 N DUSTY LN		9-14-13
Luzanne L. Moore	Luzanne L. Moore	2230 N. Kimberlee		9-14-13
Rosa Figueroa	Rosa Figueroa	2271 N. Dusty LN		9-15-13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2), and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. See Attached map RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

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Printed Name	Signature	Address	Comment	Date
Kermit Hardy		10736 E Calle San Domingo	Don't like the rezoning	9-14-13
Robin D. Hardy		10722 E. Calle San Domingo	"	9-14-13
Kermit Hardy		10750 E. Calle San Domingo	"	9-14-13
Robin D. Hardy				
Kermit Hardy				
Robin D. Hardy				
Alma M Ruiz		10631 E. Rusty Spur ^{DE}		
Ed M. Ruiz		10631 E. Rusty Spur ^{DE}		
Julia Rebert		12420 E Gold Dust	" "	9-14-13
Treber Rebert		12420 E. Gold Dust	" "	9-14-13
LARRY DENZLER		10708 E CALLE SAN DOMINGO	Tucson, AZ.	9-15-13
Sara Denzler		10708 E. Calle San Domingo	" "	9-15-13

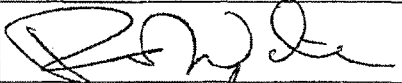
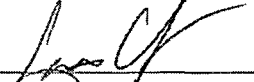
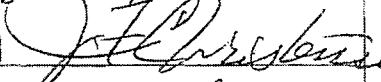

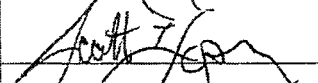
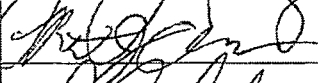

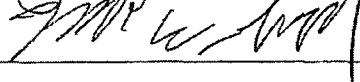
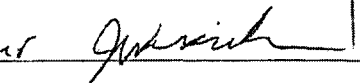
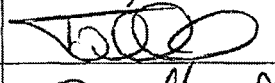
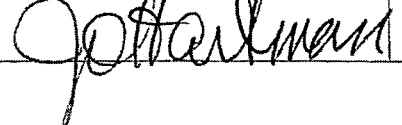
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Printed Name	Signature	Address	Comment	Date
LEWIS C GRUBB		10621 E. SUNDANCE CIR TUCSON, AZ 85749.	DO NOT ALLOW THE DEPETION OF OUR RIPARIAN AREAS	9-10-2013
Carol Grubb		10621 E. Sundance Circle Tucson AZ 85749	Why build in a floodplain and then destroy riparian areas.	9-10-2013
F. Gray Bittner		10500 E. RUSTY SPUR DR TUCSON, AZ 85749	Keep zoning same as currently zoned	9-10-2013
Deborah C. Bittner		10500 E. RUSTY SPUR DR TUCSON AZ 85749	Same as above	9-10-2013
Heide Foy		10540 E Rusty Spur Dr. Tucson AZ 85749	Keep zoning as it currently is	9-13-2013
Nick Foy		10540 E RUSTY SPUR DR TUCSON AZ 85749.	— 11 —	9-13-2013
Kent Robertson		10519 E. Tanque Verde Tucson AZ 85749	leave us alone	9/15/13
S. Starr Campbell		10519 E. Tanque Verde Tucson AZ 85749	leave the land!	9/15/13
Margaret Ruff		10517 E Tanque Verde TUCSON AZ 85749	" "	9/15/13
Robert Campbell		10517 E. Tanque Verde Tucson AZ 85749	Leave the Land	9/15/13
DESNIE BEAR		12050 E. Prince Rd TUCSON/AZ 85749	Leave the Land open	9/15/13

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Printed Name	Signature	Address	Comment	Date
GUSTAVE HULKOWER	<i>Gustave Hulkower</i>	2801 N. Melpomene Dr.		9-14-13
MAILYN HULKOWER	<i>Marilyn Hulkower</i>	2801 N. Melpomene Dr.		9-14-13
JAMES POLKOW	<i>James Polkow</i>	11100 E. Sundance		9/14/13
MARCUS JOHNSON	<i>Marcus Johnson</i>	11101 E. Rusty Spur Pl.		9/14/13
ELLEN POTTS	<i>Ellen Potts</i>	11102 E. Rusty Spur Pl.		9/14/13
EMILY POTTS	<i>Emily Potts</i>	11102 E. Rusty Spur Pl.		9/14/13
ANDY MILLER	<i>Andy Miller</i>	11150 E. Sundance		9/14/13
KAREN TASHNER	<i>Karen Tashner</i>	2645 N. Melpomene		9/14/13
MARIA O'REGAN	<i>Maria O'Regan</i>	11050 E. Melpomene Pl.		9/14/13
NATALIE O'REGAN	<i>Natalie O'Regan</i>	11050 E. Melpomene Pl.		9/14/13
GLORIA COLEMAN	<i>Gloria Coleman</i>	11155 E. Sundance Dr.		9/14/13

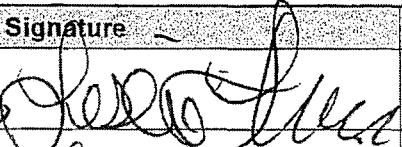
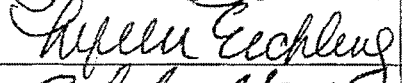
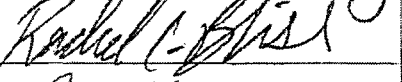
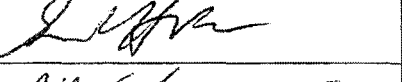
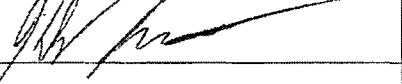


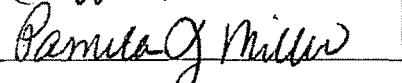
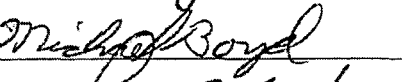

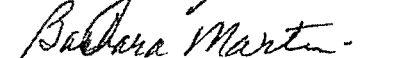
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Printed Name	Signature	Address	Comment	Date
Robert Wildes		10601 E Sundance Cir		9/13/13
JAMES CHAPMAN		10601 E. SUNDANCE CIR		9-13-13
JENNIE Christensen		10600 E. Sundance Cir		9-13-13
DALE CHRISTENSEN		10600 E. Sundance Cir		9-13-13
Scott Lopez		10600 E. Sundance Cir		9-13-13
Robert Olson		10641 E. Sundance Cir		9-13-13
Tami Olson		10641 E Sundance Cir		9-13-13
MARVIN ^{Waisenberg}		10620 E Sundance Cir		9-14-13
Judith Waisenberg		10620 E. Sundance Cir		9-14-13
Todd Hartman		10650 E Sundance Circle		9/14/13
Johanna Hartman		10650 E Sundance Cir		9-14-13

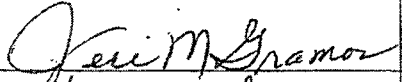

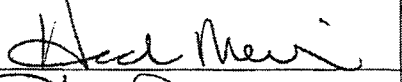
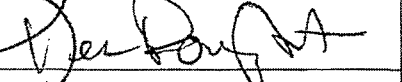
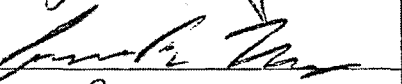
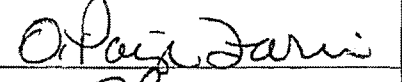


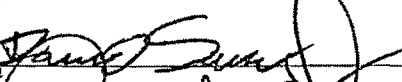

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Printed Name	Signature	Address	Comment	Date
RODNEY PERER	[Signature]	2811 N. Melpomene Dr	Do not like it	9-14-13
DENA TINSLEY	[Signature]	5612 E. Spring St.	My family live in Belair	9-14-13
Colleen Peters	[Signature]	2811 N. Melpomene Dr.	Absolutely NOT!	9-14-13
Kathleen Gilbertson	[Signature]	5937 E. Lester	This is A Very Special area as is!	9-14-13
Morgan Levis	[Signature]	Tucson, 5942 E. Calle Silvesa 85711	Space is good! "	9-14-13
Melodie Gilbertson	[Signature]	9025 E. Berkshire Cr. Tucson	Family lives in Belair.	9-14-13
Linda Annastirik	[Signature]	10662 E Glenn St	Not right for our area	9/14/13
MIKE PASTIRIK	[Signature]	" "	Stick to The zoning	9/14/13
Doris Bear	[Signature]	12050 E. Prince Rd.	Keep the zoning rural	9/15/13
Betty L. Knappe	[Signature]	4625 N. Palisade Dr.	For activities horses NO, need open space	9/15/13
Gayther Latta	[Signature]	85381 N. Avenida Colina	OPEN SPACE HABITAT PROTECTION	9/15/13
MULTI USE WALKING, RIDING (Horse)				

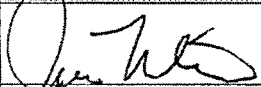
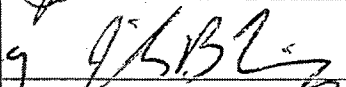
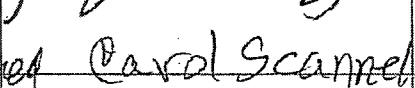
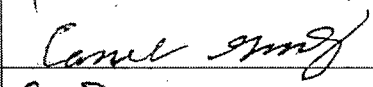

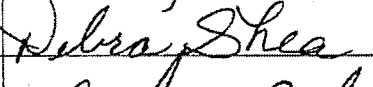
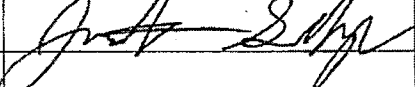
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Printed Name	Signature	Address	Comment	Date
Leslie Holmes		Tucson, AZ 85749 10519 E Tanque Verde Rd		9/15/13
Lynn Eichling		Tucson, AZ 85749 5071 N. Bear Canyon		9/15/13
Rachel Bliss		Tucson, AZ 85749 10661 E. Sundance Circle		9/15/13
George Bliss		10661 E Sundance 85789		9/15/13
Kelly Scott		10660 E Rusty Spur Dr		9-15-13
CARRIE SCOTT		10660 E Rusty Spur Dr		9/15/13
JEAN M. HAN		10601 E. Rusty Spur Dr		9/15/13
PAM MILLER		10601 E RUSTY SPUR DR		9/15/13
Michael Boyd		10505 E Rusty Spur Dr		9-15-2013
LARRY MARTIN		10442 E Glenn		9-15-2013
BARBARA MARTIN		10442 E. Glenn		9-15-2013

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Printed Name	Signature	Address	Comment	Date
Jeri M Gramos		10500 E Glenn St.		9-15-13
BOBBY J GRAMOS		10500 E GLENN ST		9/15/13
Meier Heidi		10505 E Glenn St		9/15/13
Ken Roughton		10505 E Glenn St		9/15/13
JAMES P. Mulvey		10602 E GLENN ST		9/15/13
O. PAIGE FARLEY		10602 E. GLENN ST		9/15/2013
THOMAS D. SWANTON		10632 E Glenn St		9/15/2013
Ruth A. Swanton		10632 E. Glenn St.		9/15/2013
David Sarch		11051 E. Montgomery Pl.		9/15/13
DENNIS G. GLENN		11099 E. GLENN ST		9/15/13

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Printed Name	Signature	Address	Comment	Date
James Nilson		2250 N. DUSTY LN.		9/16/13
Josiah Loring		10854 E Tanque Verde		9/16/13
Carol Scannell		10810 Tanque Verde		9-16-13
CONNIE GOMEZ		2160 N. DUSTY LN		9-16-13
ROBERT MORRISON		231 N. DUSTY LN.		9-16-13
Debra Shea		213010 D. Dusty Ln.		9-16-13
Jonathan Schamp		11030 E. Tanque Verde		9-16-13

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[illegible]

January 17, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, we wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why we oppose this rezoning request. One reason is the increased traffic on Tanque Verde Road. As you may know, Tanque Verde Road changes its name to Redington Road east of Wentworth. Tanque Verde Road is the primary driving route by which we travel to areas of Tucson, as well as to areas outside of Tucson by means of Interstate 10 or other highways. While we can go south on Wentworth to Speedway, and south on Tanque Verde Loop Road to Speedway and Broadway, those roads are not as convenient or as good as Tanque Verde Road, and both Wentworth and Tanque Verde Loop Road cross the Tanque Verde Wash, which at times is impassable. (A portion of Wentworth is dirt where it crosses the wash, and many drivers avoid using Wentworth because of the dirt and dust.) Thus, the great majority of traffic from all neighborhoods at the eastern portion of Tanque Verde Road and Redington Road travel along Tanque Verde Road, immediately past the property that is the subject of the rezoning request. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

JAN 31 2014

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In addition to the foregoing, the area was once designated as Suburban Ranch by County officials for good reason, and it does not appear appropriate to change that designation now. This entire Tanque Verde Valley was always rural in nature. Many properties, such as this one, have been left vacant for many years, allowing the natural desert environment to persevere. Many of the properties along Tanque Verde Road are larger individual properties, mostly undeveloped, and some involving horse properties or other agricultural activities. The neighborhoods that are present in the Tanque Verde Valley, such as ours, primarily consist of larger, rural lots, many with horse corrals. Single family lots of less than one acre are the exception in this area, not the norm. The original zoning designation recognized that. The original zoning designation should be continued so as to maintain the cultural and ecological history and attributes of the area.

We, and our neighbors, invested in a home in this area because of the unique rural beauty and character of the area. There are many areas in Tucson, Marana and Pima County which allow for the kind of development being proposed for this area. To allow this kind of

development in this corner of Pima County will begin to change its character forever and we oppose that. We believe that the original designation for this parcel should not be changed. Any request to change the zoning should be carefully considered given the uniqueness of this particular area of Pima County, and the uniqueness of this particular parcel bordering the Agua Caliente Wash. In addition, we believe that the trend for development, both in Pima County and nationally, appears to favor infill development in urban cores, as opposed to increasing congestion in suburban and rural areas. We believe that maintaining the original zoning category will help to observe that trend. Thank you very much for your consideration.

Owners:

By: _____

By: _____

Email: _____

Phone: _____

Address: _____

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Owners:

Jeffrey A. Blohm

By:

Jeffrey A. Blohm

Kathryn S. Blohm

By:

Kathryn S. Blohm

Email: azkat54@aol.com

Phone: 520-749-4737

Address: 2285 N. El Camo Rinconado

Tucson, Az 85749

Bob L. Ratliff
13640 E. Camino La Cebadilla
Tucson, Arizona, 85749

January 27, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

Re: Protest of Tanque Verde Road Rezoning Request
Co9-13-09

Ladies and Gentlemen:

As owners of a property in La Cebadilla Estates, east of the proposed Tanque Verde Road Rezoning Request, we wish to protest this rezoning.

The property in question is on the north side of Tanque Verde Road, west of Tanque Verde Loop Road. More precisely, it is west of Willow Ranch Road, and extending west up to the eastern edge of the Agua Caliente Wash. As we understand it, the property is presently zoned Suburban Ranch, which would generally permit minimum lot sizes of 3.3 acres. The owners are requesting a change in zoning for a portion of the parcel to CR-1, which would permit lot sizes less than an acre. If this were approved, that would mean a significant increase in the number of homes that could be built on this parcel, almost four times as many (depending, of course, on specific configuration and the total amount of land that is re-zoned).

There are several reasons why we oppose this rezoning request. One reason is the increased traffic on Tanque Verde Road. Permitting a higher density of zoning on this parcel would increase the traffic along Tanque Verde Road, and create a hazard for ingress and egress to the neighborhood that might be created on the parcel. Tanque Verde Road is already congested by the middle school that was built at the southeast corner of Tanque Verde Road and Tanque Verde Loop Road. When parents are dropping off or picking up their kids, this portion of Tanque Verde Road is very congested. Rezoning the parcel to permit a greater number of homes would only exacerbate the traffic issues.

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JAN 30 2014

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Owners:

By: Kay Relling

By: Bob Relling

Email: rlrhusker@outlook.com

Phone: 520-749-3286

Address: 13640 East Camino La Cebadilla

January 24, 2014

Pima County Planning and Zoning Commission
210 N Stone Avenue, 2nd Floor
Tucson, AZ 85701

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JAN 30 2014

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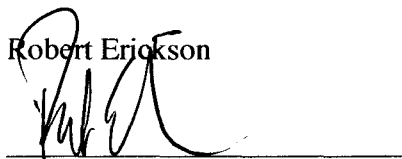
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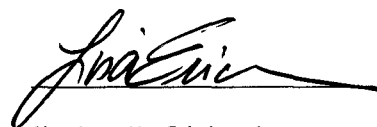
Robert Erickson



4be2read@gmail.com
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2335 N. Avenida Sargo, Tucson, AZ 85749

Lisa Erickson



lisajanelle@icloud.com