
From: Hank Shea <[REDACTED]>
Sent: Friday, November 11, 2016 10:09 AM
To: District1; DIST2; District3; District4; District5
Cc: [REDACTED]
Subject: HD2 special use request for lot 9 at enclave

- > Dear Supervisors Elias, Miller, Valadez, Carroll and Bronson,
- >
- > I am writing to request that you do NOT grant an exception to HD2 special use request for lot 9 of enclave subdivision.
- >
- > As a resident on the west side (1871 N. Moon Valley Place), I treasure the wonderful Tucson Mountains and surrounding untamed hillsides.
- > The few homes that were built before the regulations were put into place are already an eyesore. If you grant even one exception- the floodgates will be opened.
- >
- > Please do not allow the desires of one landowner persuade you to ruin what you have worked so hard to protect- our beautiful, rugged desert landscape.

- > Thank you for your consideration

- > Henry J. Shea
- >
- >

NOV 14 16PM 03:56 PC CLK OF BD

From: Peter Pennings <[REDACTED]>
Sent: Friday, November 11, 2016 9:45 AM
To: District1
Cc: Peter Pennings
Subject: HDZ Special Use Request for Lot 9 of The Enclaves Subdivision/ Board meeting of 11/22/16


Dear Ms Miller,

Re: **HDZ Special Use Request for Lot 9 of The Enclaves Subdivision/ Board meeting of 11/22/16**

As a resident of Mountain Gardens Estates on the west side of Tuscon I would like to retain as much of the natural beauty of the area as possible. As such I am OPPOSED to granting a variance to allow development on the ridge line at "The Enclaves".

Thank you for your consideration in this matter.

Peter Pennings
5010 W. Monte Carlo Dr.
Tucson

NOV 14 16 PM 03:56 PC CLK OF BD 

From: Chris Shea <[REDACTED]>
Sent: Friday, November 11, 2016 9:20 AM
To: District1; DIST2; District3; District4; District5
Cc: Board Gpana
Subject: HD2 special use request for lot 9 at enclave

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

I am writing to request that you do NOT grant an exception to HD2 special use request for lot 9 of enclave subdivision.

As a resident on the west side (1871 n moon valley place) I treasure the wonderful Tucson Mountains and surrounding untamed hillsides.

The few homes that were built before the regulations were put into place are already an eyesore. If you grant even one exception- the floodgates will be opened.

Please do not allow the desires of one landowner persuade you to ruin what you have worked so hard to protect- our beautiful, rugged desert landscape.

Thank you,
Christina L Shea

NOV 14 16 03 55 PC CLK OF PD *AF*

From: Patricia Ferrer <[REDACTED]>
Sent: Monday, November 14, 2016 10:27 AM
To: District1; DIST2; District3; District4
Subject: HDZ Special Use request for Lot 9 of the Enclaves Subdivision/Board Meeting 11/22/16

Dear Supervisors of District 1, 2, 3, and 4:

I am a Pima County District 5 home owner and am writing in regards to Pima County Peaks and Ridges Protection Plan variance for Lot #9 of the Enclave Subdivision.

The owner should have understood when purchasing the bank-repossessed property in 2009 that building on that site was not permitted.

Granting this variance would open the door and set a precedent to the development of other peak and ridges property in our district and I am against granting of this variance.

Please vote against this request.

Respectfully,

Patricia Ferrer
District 5 Property Owner
630 N Via Lucia Dr
Tucson, AZ 85745
[REDACTED]

NOV 14 16 PM 03:56 PC CLK/DJF BD
BF

From: Bruce Borden <[REDACTED]>
Sent: Monday, November 14, 2016 9:16 AM
To: District1
Subject: HDZ Special use Request for Lot 9 of the Enclaves Subdivision - Board meeting of 11/22/16

Dear Supervisor Miller,

I am *against* the granting of a Pima County Peaks and Ridges Protection Plan variance for Lot #9 of the Enclave Subdivision. The owner should have done their due diligence when purchasing the bank-repossessed property in 2009 and should have discovered that building on that site was not permitted.

Granting this variance would open the door and set a precedent to the development of other peak and ridges property in our county.

I hope you will vote against this request.

Thank you.

Bruce Borden, Pima County Property Owner
630 N Via Lucia Dr
Tucson, AZ 85745
[REDACTED]

NOV 14 16 PM 09:56 PC CLK OF BD
BK

From: Clark Atkinson <[REDACTED]>
Sent: Monday, November 14, 2016 8:28 AM
To: District1
Subject: HDZ special use request for lot 9, Enclaves subdivision / board meeting 11/22/16

Supervisor Miller:

Please oppose the request for a variance which would permit building on a currently protected ridge in the Enclaves Subdivision off of West Speedway. The requested variance would cause denigration of the ridge line and negatively impact scenic views. It would also seriously weaken the Peaks and Ridges Protection Plan. Our mountain vistas are a priceless treasure and must be protected.

Thank-you.

Clark S. Atkinson
4430 W. Crestview Rd.745
Tucson, AZ. 85

Sent from my iPad

NOV 14 16PM 03:56 PC CLK OF BD *BT*

From: Judy Constantine <[REDACTED]>
Sent: Sunday, November 13, 2016 12:43 PM
To: District1
Subject: HDZ Special Use Request for Lot 9 of The Enclaves Subdivision

Dear Ms. Miller: I am writing to express my opposition to the request of the owner of lot 9 of the Enclaves subdivision to grant a variance to allow a single family residence on a protected ridge. I live in the Gates Pass area, and strongly oppose any variances to allow development on our protected peaks and ridge lines both here, in the contested Speedway area, as well as throughout Pima County.

To allow this exception would open the door for future developers to purchase parcels with protected peaks and ridges with the idea of later obtaining a variance. It sets a very bad precedent, and runs contrary to the Pima County Peaks and Ridges Protection Plan that was adopted by the Pima County Board of Supervisors in 2003. The owners of lot 9 who have requested this variance should have known about the ordinance, and I see no reason to allow development due to their oversight.

Thank you for your support in opposing this and future environmental degradation. I hope you will vote to not allow this variance at the Board of Supervisors meeting on November 22.

-- Judy Constantine
5061 W Camino Del Desierto

NOV 14 16M0256PC CLK OF PD
JK

From: Barbara Jones <[REDACTED]>
Sent: Sunday, November 13, 2016 9:22 AM
To: District1; DIST2; District3; District4; District5
Subject: Re: HDZ Special Use Request for Lot 9 of The Enclaves Subdivision/ Board meeting of 11/22/16

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

I am writing to request that you do NOT grant a variance or exception to allow the development of a residence on a ridge in the Enclave subdivision Lot #9. I believe the property owner knew of the slope ordinance building restrictions when the lot was purchased. Granting an exception in this case would set a dangerous precedence.

The existing Pima County Peaks and Ridges Protection Plan was specifically put in place to protect against such environmental degradation, and I believe it should be upheld and no variance granted.

Thank you,
Barbara Jones
1951 N. Box Canyon Pl.

NOV 14 16 PM 03:55 PC CLK OF BD

JK

From: kate randall <[REDACTED]>
Sent: Saturday, November 12, 2016 7:54 PM
To: District1
Subject: HDZ special use request for Lot 9 of the enclaves subdivision/board meeting 11/22/16.

Dear Supervisor Miller,

I am writing to let you know that I oppose the HDZ special use request for Lot 9 of the enclaves subdivision, to be discussed at the board meeting on 11/22/16.

The Pima County Peaks and Ridges protection plan, adopted in 2003, was adopted for a reason. The property owner should have known about the slope ordinance building restrictions when the land was purchased. There is absolutely no reason to grant this variance, and doing so would without a doubt put the protection plan in jeopardy from every single developer and property owner from here on out.

I ask for your support in opposing the request.

Thank you for all you do.

Kate Randall

NOV 14 16 03:56 PC CLK OF RD
BK

From: McKinley, Jon <Jon.McKinley@OpusInspection.com>
Sent: Saturday, November 12, 2016 4:54 PM
To: District1
Subject: HDZ Special Use Request for Lot 9 of The Enclaves Subdivision

Supervisor Miller,

It has come to our attention that the owner of Enclave Lot #9 is requesting that the Pima County Board of Supervisors grant a variance or exception to allow the development of a single-family residence on a ridge that is protected by the Pima County Peaks and Ridges Protection Plan. Please reference 'HDZ Special Use Request for Lot 9 of The Enclaves Subdivision' / Board meeting of 11/22/16'.

As you certainly know, the Pima County Peaks and Ridges Protection Plan was adopted by the Board of Supervisors on September 23, 2003; a decision warmly welcomed by those who proudly choose to live in the Sonoran desert. The PCPRPP was and continues to be a critical measure that protects the natural beauty of the land that we find sacred and the area in which we choose to celebrate, to grow and to live. Any variance or exception to this plan will certainly degrade the ridge line and adversely impact for all the spectacular views. In addition, any approved variance to the current plan would almost certainly encourage others to attempt development on heretofore protected peaks and ridge lines throughout the county. Finally, a plan variance would financially reward this property owner and encourage other developers to purchase parcels with protected peaks/ridges and then attempt to destroy the benefit and intent of the PCPRPP by obtaining variances to build on currently protected peaks and ridge lines.

We understand that the requesting property owner acquired the land out of the bankruptcy of the Enclaves development in 2009 and is now proposing a large home be built on the property's ridge. Clearly, the owner is prohibited by the PCPRPP from building on this site without the approval of the Board of Supervisors. The owner had to be aware of the building restrictions when she obtained the land at a bankruptcy-driven price and knew development on the protected ridge was prohibited. Thus, she should not be allowed to now circumvent the intent of the PCPRPP, and profit from this circumvention, by requesting a plan variance that clearly runs counter to the intent of the plan approved in 2003 by the Board of Supervisors, not to mention the sentiment of current area residents as well as all who hope to one day live in an area where desert beauty is held dear and not sacrificed to those who choose to circumvent rules for their own gain instead of living as a participating member of a beautiful and vibrant community.

As property owners that were drawn to the area and chose to commit to investing and living in the area in part because of the commitment to ongoing protection of the area, we vehemently oppose the variance/exception request before you.

We urge you in the strongest possible manner to deny this overt attempt to circumvent the plan by which all have lived for the past thirteen years and upon which many of us decided to move to the this area of Pima County. We are proud of our community and join all other area residents in continuing our commitment to act as effective guardians of the land. This request for variance or exception to the Pima County Peaks and Ridges Protection Plan should be denied.

Sincerely,

Jon and Michele McKinley

740 N. Via Roma
Tucson, AZ 85745
[REDACTED]

NOV 14 16:00:56 PC CLK OF RD
JK

From: kenny wortzel <[REDACTED]>
Sent: Saturday, November 12, 2016 4:09 PM
To: District5; District1; DIST2; District3; District4
Subject: HDZ SPECIAL USE REQUEST FOR LOT 9 OF THE ENCLAVES SUBDIVISION/ BOARD MEETING OF 11/22/16

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

Please enforce the below noted ordinance and not allow a home to be built on the protected ridge in the Enclave development lot #9. The Tucson Mountain Area is a treasure all Tucsonans can enjoy. Further encroachment on any peak or ridge violates the ordinance and would encourage continued violation.

We truly hope that our interest as citizens will be fulfilled by you as our elected representatives. We understand the difficult task you have undertaken and enforcing ordinances is extremely important.

Thank you,

Sandra and Kenny Wortzel

1977 N. Calle del Suerte

Tucson, AZ 85745

THE ORDINANCE: THE PIMA COUNTY PEAKS AND RIDGES PROTECTION PLAN WAS ADOPTED BY THE PIMA COUNTY BOARD OF SUPERVISORS ON SEPTEMBER 23, 2003. GPANA WAS ONE OF THE MANY CITIZEN GROUPS THAT LOBBIED STRENUOUSLY IN FAVOR OF THE ORDINANCE IN ORDER TO PRESERVE EXISTING PEAKS, RIDGE LINES AND VISTAS AND TO PROTECT AGAINST ENVIRONMENTAL DEGRADATION

LOCATION: THE ENCLAVES- THIS DEVELOPMENT, ONCE IN BANKRUPTCY, IS LOCATED ON W. SPEEDWAY ABOUT A MILE EAST OF ANKLAM

THE ISSUE: THE OWNER OF ENCLAVE LOT #9, IS REQUESTING THAT THE PIMA COUNTY BOARD OF SUPERVISORS GRANT A VARIANCE OR EXCEPTION TO ALLOW THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE ON A RIDGE THAT WOULD OTHERWISE BE PROTECTED.

THE PROPERTY OWNER SHOULD HAVE KNOWN OF THE SLOPE ORDINANCE BUILDING RESTRICTIONS WHEN THE BANK-REPOSSESSED ACREAGE WAS PURCHASED IN OCT 2009.

NOV 14 16 09 57 PC CLK OF BD
BT

WHY GPANA IS AGAINST THE REQUEST:

IT WOULD DEGRADE THE RIDGE LINE & ADVERSELY IMPACT SCENIC VIEWS

IT WOULD ENCOURAGE THE DEVELOPMENT OF OTHER DESIGNATED
PROTECTED PEAKS/RIDGE LINES THROUGHOUT PIMA COUNTY

IT WOULD FINANCIALLY REWARD AND ENCOURAGE DEVELOPERS TO PURCHASE PARCELS
WITH PROTECTED PEAKS/RIDGES TO LATER OBTAIN A VARIANCE TO BUILD ON
THESE PEAKS/RIDGE LINES

From: becky patterson <[REDACTED]>
Sent: Saturday, November 12, 2016 3:57 PM
To: District1; DIST2; District3; District4; District5
Subject: Pima County Peaks & Ridges Protection Plan

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

Please DO NOT approve variances or exemptions to the Pima County Peaks & Ridges Protection Plan.

This Plan was written and implemented to preserve the natural landscape which is much of the beauty of Pima County.

Making exceptions to the Plan will diminish the landscape, the intent of the Plan and the faith your community has placed in you.

Sincerely,
Rebecca Patterson

5010 W Monte Carlo Dr
Tucson, AZ 85743

[REDACTED]

NOV 14 16PM0357PC CLKDF BD
[Signature]

From: Alan Goldstein <[REDACTED]>
Sent: Saturday, November 12, 2016 3:13 PM
To: District1
Subject: Proposed variance seeking to destroy a currently protected ridge in the nearby Enclaves subdivision off West Speedway

Dear Supervisor Miller:

I am writing to oppose the proposed variance seeking to destroy a currently protected ridge in the nearby Enclaves subdivision off West Speedway.

I am a member of the The Grants Pass Area Neighborhood Association (GPANA). The GPANA Board has already voted to oppose this variance, and a petition to the Board of Supervisors will be forthcoming. I note that the Tucson Mtn. Association Board has also voted to strenuously oppose any motion to allow development on protected properties.

Yours truly, Alan H Goldstein

4722 W. Placita de Suerte

Tucson, AZ 85745

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NOV 14 16:05:57 POC/KOF/BD
BR