






# Project Evolution

- Original Proposed Units to County: 160 (4 RAC)
  - Lowered to 120 Units
- Original Bridge Location to North
  - Moved Bridge to Oracle Rd. (subject to ADOT approval)
- Other Design Changes Based on Neighbor Meetings
  - Inclusion of east wall
  - Moved walking path
  - Increased buffer to east
  - Revised apartment layout
- Commitment to Continue to Work with Neighbors

# Pima County Rezoning Process

-  Neighborhood Meeting – June 9, 2022
-  Rezoning Submittal (estimated July 2022)
-  Staff Review
-  Planning Commission (estimated August 2022)
-  Board of Supervisors Public Meeting (estimated October 2022)

# QUESTIONS?

**Rory Juneman** | Lazarus & Silvyn, P.C.

RJuneman@LSLawAZ.com | 520.207.4464

**Robin Large** | Lazarus & Silvyn, P.C.

RLarge@LSLawAZ.com | 520.207.4464



Law Offices of  
**Lazarus & Silvyn, P.C.**

# WATER USAGE



VS.



**Prior Golf Course Use**

Avg. Acre Foot Use per year per acre**	4
Equivalent Gallons per year per acre***	1,303,404
Quail Canyon golf course acres	25
<b>Total Water Usage per day (gal)</b>	<b>89,274</b>
<b>Total Water Usage per year (gal)</b>	<b>32,585,100</b>

\*\*USGA, "Golf's Use of Water", p. 2, 2012.  
 \*\*\*One acre foot of water equals 325,851 gallons

**Proposed Residential**

Gallons Per Capita/Per Day*	77
Multi-family - 210 Units X 1.67	350
Single-family - 120 Units X 2.6	312
Total Estimated Residents	662
<b>Total Water Usage per day (gal)</b>	<b>50,974</b>
<b>Total Water Usage per year (gal)</b>	<b>18,605,510</b>

\* Tucson Water, 2021 Conservation Program Annual Report (Draft)

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
Mary Asarian	6100 N. ORACLE #21	520-638-5154	maryrosearman@earthlink.net	Oracle Foothills Resident
MARY CLARE JACOBS	5250 North Maria Dr.	520 529-4944	RSQD2@comcast.net	Oracle Foothills Resident
JEFF D. WISSE	5250 N. MARIA DR.	520 529-4944	"	"
Kelly Arndt-Wilson	5440 N. Georgia Dr.	520-293-7545	kbarnd@comcast.net	Oracle Foothills Resident
Lyle & Heather Johnson	246 E CANYON VIEW DR	360 4200581	kk7tdsp@earthlink.net	Oracle Foothills Residents
HEATHER & LISA RASCON	5711 N Williams Dr	520-954-7931	hrascon@msn.com	Oracle Foothills
Monica Swain	673 W Las Lomas Rd	520-331-7680		Oracle Foothills
Andrew Gaspero	530 E Roberta Cir	520 297-3068	mswain@yahoo.com	Castilian
RICHARD NICHOLS	530 E Roberta Cir	520.440.1426		Castilian
Julie McCarthy	5721 N Williams Dr	626 2642145	mccarthy741@earthlink.net	Oracle Foothills
PATRICK MCCARTHY	5721 N. Williams	626 298 5809	patmccart@ gmail	-
DAVID DENTON	200 W. Rudasill	417-766-0433	BROADMOOR CENTER	AcI. Com
Judith Basche	111 E. Rudasill Rd.	520-271-4387	jbasche@mac.com	Owner Resident
Mary Beth Wubken	6096 N. Serendipity			Owner/Resident

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
Paul Quattraro	5870 N Williams Dr	520 977 6187	Paul@comcast.net	Neighbor
Lee Marvud	5813 N Williams Dr	989 4744	lee@dnarvo.com	Neighbor
Dean Marvud	5813 N Williams Dr	989 4744	dean@dnarvo.com	Neighbor
Cheryl Guenther	6045 N Canyon Dr	520 906-3325	Cheryl813@gmail.com	Neighbor
Derek Guenther	6045 N Canyon Dr	520-577-6509	DGuenther4313@gmail.com	"
Kathy Dixon	6050 N. Canyon Dr	520 240-8868	kdixon123@aol.com	Neighbor
Janet Nodine	5811 N. Williams Dr	520-909-9425	janetnodine@gmail.com	resident
Garth Rieber	465 W Calle Lindero	(520) 237 9872		neighbor
Jill Denton	202 W. Rudasill	(417) 766-8457	jilldenton@outlook.com	Resident
Judith Arakawa	660 E Rudasill Rd	(520) 615-1712	@gmail.com	dependent Resident
Paul Wright	600 N. Sprindigley	520-385-9786	gwright29@meat.net	Neighbor

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
Jean Scott	5501 N Maria Dr. Tucson	520 499 071	jean.scott@comcast.net	Neighbor
Bill Booyles	"	520-292-1487	billbooyles@aol.com	neighbor
KEVIN C. Kiley	5704 N WILLIAM	578-390-6547	KCKiley@AOL.COM	neighbor
BABS Kiley	"	518-331-1495	BABSK16@AOL.COM	neighbor
STONE GREENESS	150 E RUDASILL	916 601 7638	cherzishat@notmail.com	
JENNIFER KINGSOLVER	285 E. RUDASILL	520-250-6559	j.kingsolver@559@gmail.com	
Carole DeAngelis	5459 N. Agave	520-975-1992	caroledeangelis@gmail.com	
Mary Ellen Ryan	5415 N Maria	520-888-9186	maryellenryan@comcast.com	
WILLIAM JOHNSON	145 E RUDASILL	520-482-8378	JOHNSONSLA@MSN.COM	
Nancy B'Brien	5620 N. Maria Dr.	520-293-0193	nancyabzquitox@gmail.com	
MARK MURPHY	5202 N. GERMANTOWN DR.	520-352-7272	duke715@comcast.net	
Susan Nichols	550 E Rubesta Cr	520-440-1824		neighbor
Arlene Rieber	305 E RUDASILL RD	520-299-9342	agambard@comcast.net	neighbor
Deirdre Mahony	6100 N Oracle #24	520-742-7410		neighbor

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
BARRY A. PAWE	5700 N. WILLIAMS	785 623 0617	BALGS@GSA.NJ	NJ 0618R
BARBARA BOLTON	5420 N. MARIA DR.	520-887-7919	BABE57919@COMCAST.NET	NET NEIGHBOR
ROBERT BOLTON	5420 N. MARIA DR	520 882 7777 520-730-8312	BABS 2819@BOMCAST.NET	NET NEIGHBOR
FRED DARDIS	221 E. RUDASIL		dardishomr@Yahoo.COM	Neighbor
Tamara Newton	5901 N Oracle		196buyer@gmail.com	Neighbor.
SON GOFF	360 N Bulverde av		sgoff9230@msn.com	
Curtis Dunham	5535 N GENEMATHS DR		CurtisD@email.arizona.edu	
MICHAEL WISER	5535 N. GENEMATHS DR	520 450 985	mpwiserba@gmail.com	Neighbor



Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
Rebecca B. Johnson	5450 N. Pennington Drive			live in crackle foothills estate
Dan Harris	5301 N. Maria Dr.			
Chris Tisch	275 E. Redasill		cbtisch@gmail.com	
Christian Krueger	5901 N. Williams		ckrueger@fmi.com	
Jordan Misner	275 E. Redas. 11A		dsordanm@gmail.com	
Shamatha Brown	5900 Noraciere Rd		shamatha.brown@convergehospitality.com	
Ben Bedker	7320 N. San Blas		bbedker396@gmail.com	
George Sanyouni	515 E. Rudasill		sahyouni.george@gmail.com	
Diane Foray	580 E. Canyon View Dr		fgc580@comcast.net	OFNA RESIDENT
Jeff Volun	580 E. Canyon View Dr		jeff.volun@gmail.com	OFNA RESIDENT
Kay Quattrom	5890 N. Williams Dr		kghomes@comcast.net	owner Williams Dr.

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
RHS MATH	6386 N Oracle	-	-	
Bonnie Johnson	5481 N. Maria Dr.			OF10A
George				
MARGARET JOHNSON	6108 N Sereno Drive 859 04	510-401-9696	margaretjohnson@comcast.net	SELF
Rebecca O'Brien	329 E. Shadow Bluff Pk		robrien02@gmail.com	Self

Quail Canyon Neighborhood Meeting  
 Neighborhood Meeting Sign-In Sheet  
 June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
KC ARNOLD	201 E. RUDASILL	520 909.2885	LARK@CUMK ARNOLD.CC."	NEIGHBOR
Drew Swanson	5701 Williams	444-4791		Neighbor
Amanda Gattaboy	6640 N Donna Beatrix		amanda.gattaboy@ gmail.com	Neighbor
Louis & Traci LeBra	5910 N. Williams Dr	369 1167		"
Mary ganapal	1800 E Calle del Cielo	907.5207	Mary.ganapale @gmail	"

Quail Canyon Neighborhood Meeting  
Neighborhood Meeting Sign-In Sheet  
June 9, 2022, 6:00pm

Name	Address	Phone	Email	Affiliation
Patrick P. Baker - N. Oracle	5901 N Oracle Rd	520-420-6753	patrick7732@gmail.com	Resident

**From:** [DSD Application for Rezoning or Specific Plan](#)  
**To:** [DSD Planning](#)  
**Subject:** Application for Rezoning / Specific Plan Submission  
**Date:** Wednesday, November 9, 2022 1:44:32 PM  
**Attachments:** [Letter of Authorization Document - Quail Canyon Owner Authorization Letter.pdf](#)

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## New submission

You received a new submission.

**Owner name**

UIP Quail Canyon 1, LLC

**Owner address**

600 Anton Blvd., Ste. 1100

**Owner city**

Costa Mesa

**Owner state**

CA

**Owner zipcode**

92626

**Owner phone**

9496761201

**Email**

matthew@urbaneerpartners.com

**Applicant name**

Rory Juneman & Robin Large, Lazarus & Silvyn

**Applicant address**

5983 E. Grant Rd., Ste. 290

**Applicant city**

Tucson

**Applicant state**

AZ

**Applicant zipcode**

85712

**Applicant phone**

5202074464

**Applicant\_email**

RLarge@LSLawAZ.com

**Property address**

303 W Rudasill Rd, 5550 & 5600 N Oracle Rd

**Property parcel number**

102-21-070A, 102-21-062A, 105-01-136G, 105-01-136H, 105-01-136J

**Property acreage**

53

**Property present zone**

CR-1

**Property proposed zone**

Specific Plan (SP)

**Policies**

CAC, LIU-1.2, HIU

**Letter of authorization document**

[Quail Canyon Owner Authorization Letter.pdf](#)

**Ftp-link**

<https://lsblandlaw.sharefile.com/d-s36dabfa66db24b07a55df76b11436c28>

**Signature**

I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

**Application date**

09-Nov-2022

October 21, 2022

Pima County  
Development Services Department  
201 N. Stone Ave., 2<sup>nd</sup> Floor  
Tucson, AZ 85701

**RE: Property Owner Authorization – Quail Canyon Specific Plan**

Dear Development Services Department:

UIP Quail Canyon 1, LLC (“UIP”) owns approximately 53 acres of real property (the “Property”) located near the southeast corner of Oracle Road and Rudasill Road in unincorporated Pima County (“County”). The Property includes Assessor Parcel Numbers 102-21-070A, 102-21-062A, 105-01-136G, 105-01-136H and 105-01-136J.

The purpose of this letter is to authorize Lazarus & Silvyn, P.C., RICK Engineering, Inc., Seaver Franks Architects and their respective employees and other engaged consultants to take such action they deem advisable in order to obtain zoning entitlements and related approvals for the Property, including but not limited to, filing applications for a rezoning/Specific Plan, development plan/plat, grading permits and associated building permits.

Sincerely,

By: Matthew Firth

Name: Matthew Firth

Its: Manager

Date: 10/27/2022

108 Letters of Support  
As of March 13, 2023



**From:** [Jane Johnson](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Approval for Rezoning Quail Canyon  
**Date:** Tuesday, November 22, 2022 9:00:27 AM

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November 22, 2022

Planning & Zoning Commission

c/o Terri Tillman

Pima County

201 N. Stone Ave.

Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

Dear Commissioners,

This letter is to express our support for the rezoning of the former Quail Canyon Golf Course.

As members of the Tucson community, we are very passionate about the protection of our Sonoran Desert. We also understand the reality that Tucson is growing and is in need of housing. We were introduced to the project with many questions for them and the following are the reasons we would like to extend our support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of all native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.

- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft. wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, we encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Jane and Sam Johnson

8460 E Fernhill Drive

Tucson, AZ 85750

jsjohnson1@aol.com

\*\*\*\*\*

Jane S. Johnson  
8460 East Fernhill Drive  
Tucson, AZ 85750-2417  
Phone: (520) 721-9543



December 9, 2022

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

VIA EMAIL: Terri.Tillman@pima.gov, DSDPlanning@pima.gov

Re: Support for Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners:

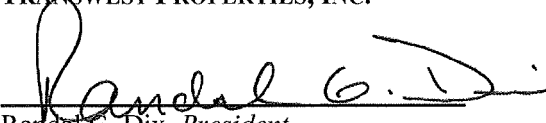
I am a principal of Transwest Properties, Inc., and our company is the operator and owner of two of the hotels directly adjacent to the former Quail Canyon Golf Course: the Hampton Inn & Suites at 5950 N. Oracle Rd. and the TownPlace Suites at 405 W. Rudasill Rd. In addition, we own and operate several multi-family properties, hotels, retail & office complexes. This letter is to express our support for the rezoning of Quail Canyon. We believe the conversion of the former golf course to a residential development is an appropriate use for the property. The Quail Canyon site is at a lower elevation than our hotels, and therefore developing the former golf course will have little impact on our hotel properties. The residential use will be similar to our hotel uses and should complement our properties. We also know that there is a current shortage of residential units in the Tucson area, particularly apartments, so converting a shuttered golf course to a residential use is a great adaptive use that will help increase the areas' housing supply.

The idea of the Quail Canyon land sitting vacant for years to come is not something that we want to see. Since Quail Canyon stopped operating as a golf course, our hotels have had to deal with increased trespassing and loitering that spill over to our properties from the golf course. Converting the old golf course to residential units will eliminate this issue while putting this infill land to a productive use. I also understand the developer will preserve the Pima Wash and leave much of the site as open space, which is obviously a good thing that we support.

Overall, we like the proposed development plan and fully support it. We would ask that you approve the proposed rezoning and development of the former Quail Canyon Golf Course. Thank you for your consideration.

Sincerely,

**TRANSWEST PROPERTIES, INC.**

  
Randall G. Dix, *President*

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov), [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. I was introduced to the project with many questions for them and the following are the reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of all native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, I encourage you to recommend approval of this rezoning.

Thank you for your time and service,



Name Stephanie M. Kolnacki  
Address 8273 E Camino Herradura, Tucson, AZ 85750  
Email skolnacki@gmail.com

VIA EMAIL: ~~Terri.Tillman@pima.gov~~, DSDPlanning@pima.gov

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Name *DAUN PICCIANO*  
Address *5980 N PLA DEL LABARTO*  
Email *TUCSON, AZ 85718*

*DAUN PIC79@GMAIL.COM*

DUPLICATE

**From:** [Dawn Picciano](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, December 8, 2022 7:10:41 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously. It also prevents the old golf course from becoming a public safety risk from trespassing and encampments.

Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Dawn Picciano  
85718

**From:** [Amanda Gattenby](#)  
**To:** [Terri Tillman; DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, December 8, 2022 1:29:10 PM

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Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously. It also prevents the old golf course from becoming a public safety risk from trespassing and encampments.

Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Amanda Gattenby  
85718

**From:** Jack Oconnor  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, December 12, 2022 7:33:53 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Jack Oconnor  
Street Address: 211 Cedar St  
City: Newport beach  
State / Province: Ca  
Postal / Zip Code: 92663



VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) , [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

January 24, 2022

Dear Commissioners,

I am writing this letter to inform you of my support for the Quail Canyon Homes project; and the necessary rezoning for this plan to proceed.

I support this project for several reasons. The potential for this area is so great. Its current use as a dilapidated golf course is a waste compared to what it could be. This project provides much needed homes for our community and makes better use of the land. After seeing rents, and home prices increase at an unsustainable rate this helps make an impact.

I believe that this project has been well thought through and it works to mitigate the potential negative outcomes of a development. This project will positively impact far more people than it will negatively impact on land that has already been changed from its natural habitat. The site is currently a waste of space, and it could be homes for a community that is clearly in need.

This will be a better use of the land, it will help address the housing crisis we are facing, and ultimately it will have a positive impact on our community.

I encourage you to recommend approval of this rezoning.

Thank You,

Jack O'Connor  
[Jack.oconnor1474@gmail.com](mailto:Jack.oconnor1474@gmail.com)

**From:** [Ann Wilds](#)  
**To:** [Terri Tillman](#); DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, December 12, 2022 7:33:15 AM

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Dear Commissioners,

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Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Ann Wilds  
Street Address: 6432 E Shepherd Hills  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85710

**From:** [Carol Romero](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, March 30, 2023 10:24:48 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a lifelong member of the Tucson community, I have been proud to see it grow and change over the years. I'll be just as proud to see a crumbling golf course be turned into well designed homes for the next generation of Foothills residents. Having a personal connection introduce me to the project, I've been impressed with the scope and creativity of the project. I was pleased to learn that seventy-five percent of the Project's ownership currently live in Tucson, and while UIP's principal lives in California, he was raised in Tucson, went to college here, and his family still lives and operates businesses here, including Zona 78 and Hacienda del Sol.

Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Carol Romero  
Street Address: 3554 E CALLE DEL PRADO  
City: TUCSON  
State / Province: Arizona  
Postal / Zip Code: 85716

Duplicate

VIA EMAIL: ~~Terri.Tillman@pima.gov~~, ~~DSDPlanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development. It is an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

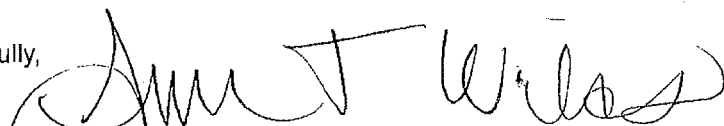
For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,

Name

Address

Email

  
Annt Wilds  
~~205-6400~~ 32E Shepherd Hills  
atwilds@gmail.com

6432 E Shepherd Hills

Planning & Zoning Commission  
c/o Terri Tillman Pima County  
201 N. Stone Ave. Tucson, AZ 85701

**Re: Rezoning – Quail Canyon Specific Plan**

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

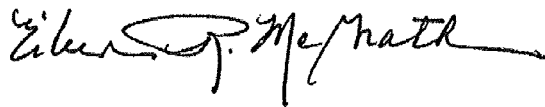
The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents exacerbating the current shortage of both affordable single family and multifamily apartment units.

This proposed development will add to both types of housing in our community. Utilizing a decommissioned golf course (that has been vacant and unused for years) will prevent encampments, dilapidation, and the area becoming a public safety risk.

Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously. Most importantly, the project will build middle class housing, something we need all over Pima County.

As a concerned citizen and Tucson native, I encourage you to recommend approval of this rezoning.

Respectfully,

A handwritten signature in black ink, appearing to read "Eileen R. McGrath". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eileen R. McGrath, Ph.D.

937 N 5<sup>th</sup> Avenue  
Tucson 85705

VIA EMAIL: ~~Terri.Tillman@pima.gov~~, ~~DSDPlanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. I was introduced to the project with many questions for them and the following are the reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of all native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

*Elizabeth Espinoza*  
Name  
3561 N San Sebastian  
Address  
espinoza@cal.s.arizona.edu  
Email

VIA EMAIL: ~~Terri.Tillman@pima.gov, DSOPanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

Utilizing a decommissioned golf course (that has been vacant and unused for years) will prevent encampments, dilapidation, and the area becoming a public safety risk. Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously.

Most importantly, the project will build middle class housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,

Name SUZIE STADHEIM  
Address 5604 N. CAMINO ANCHO TUCSON, AZ 85718  
Email uacuzie@yahoo.com

December 9, 2022

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

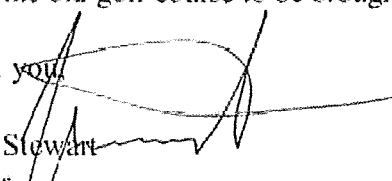
Dear P&Z Commissioners:

I am writing in support of the rezoning of the old Quail Canyon Golf Course. I own the Catalina Foothills Lodge Apartments, a 65-unit apartment complex that is just south of Quail Canyon. I believe that a residential development on the former golf course is an excellent use for the land, and probably the only use that really makes sense. The golf course is near Oracle Rd. and adjacent to numerous businesses on the busy highway. It seems like what the developer is proposing has been well thought out, as the apartments are next to the existing hotels and the new homes are next to the existing homes (which sit well above the golf course on the hill). I believe the developer will also protect a large portion of the property as open space to make sure the wash remains as-is. They will also build a bridge over the wash to direct the single-family residential traffic directly to Oracle Road. All of this seems very reasonable and I fully support the plan.

Since the golf course is no longer open, the property is very attractive to trespassers and the homeless. The old golf course sits much lower than all of the surrounding properties, making it hidden from the adjacent roads and an ideal place for people to go unnoticed. The current owner has hired someone to keep trespassers out, but it is a big property and hard to manage. This property absolutely needs to be developed to put it to good use. Leaving it vacant cannot be an option, as the trespassing will only get worse. The proposed rezoning will allow the property to be put to a good use. Homes in this location make sense, and I'm sure they will be sold and rented quickly based on the great location (my apartments are currently full so I know there is demand).

As a neighbor and nearby property owner, I ask that you approve this rezoning plan and allow the old golf course to be brought back to life as residential development.

Thank you,



Jason Stewart  
Owner  
Catalina Foothills Lodge Apartments  
5250 N. Oracle Rd.  
Tucson, AZ 85704



## Terri Tillman

---

**From:** Kristy Montano <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 12:11 PM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously. It also prevents the old golf course from becoming a public safety risk from trespassing and encampments.

Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Kristy Montano  
85716

## Terri Tillman

---

**From:** Stephanie Kolnacki <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 11:34 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Stephanie Kolnacki  
85750

VIA EMAIL: ~~Terri.Tillman@pima.gov~~, ~~DSDPlanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. I was introduced to the project with many questions for them and the following are the reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of all native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, I encourage you to recommend approval of this rezoning.

Thank you for your time and service,



Name *Stephanie M. Kolnacki*  
Address *8273 E Camino Herradura, Tucson, AZ 85750*  
Email *skolnacki@gmail.com*

## Terri Tillman

---

**From:** Jake McHenry <noreply@jotform.com>  
**Sent:** Wednesday, November 30, 2022 12:11 PM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Jake McHenry  
85018

## Terri Tillman

---

**From:** Amanda Gattenby <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 11:36 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Amanda Gattenby  
85718

## Terri Tillman

---

**From:** Jaime Torrington <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 11:30 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Jaime Torrington  
85718

## Terri Tillman

---

**From:** Les Martin <noreply@jotform.com>  
**Sent:** Tuesday, December 13, 2022 10:00 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Les Martin  
Street Address: 4670 w Camino de Manana  
City: Tucson

State / Province: AZ  
Postal / Zip Code: 85742



## Terri Tillman

---

**From:** Elizabeth Sparks <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 12:04 PM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Elizabeth Sparks  
85750

VIA EMAIL: ~~Terri.Tillman@pima.gov~~ ; ~~DSDPlanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. I was introduced to the project with many questions for them and the following are the reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
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- Energy efficient appliances and water sense fixtures.
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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

For these reasons, I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

*Elizabeth Swartz*  
 Name  
 3561 N San Sebastian  
 Address  
 espurtes@cal. arizona.edu  
 Email

## Terri Tillman

---

**From:** Iris Crawford <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 11:55 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Iris Crawford  
85750

## Terri Tillman

---

**From:** Elizabeth Craig <noreply@jotform.com>  
**Sent:** Wednesday, December 7, 2022 11:32 AM  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

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The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

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Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,  
Elizabeth Craig  
85718

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov), [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development. It is an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

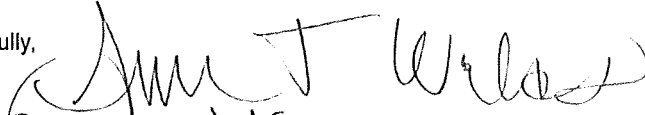
For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,

Name

Address

Email

  
Annt Wilds  
~~255-6400~~ 6432 E Shepherd Hills  
atwilds@gmail.com

6432 E Shepherd Hills

**From:** [Suzanne Seay](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, December 16, 2022 7:05:06 AM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Suzanne Seay  
Street Address: 2571 N. Avenida San Valle  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85715-3404

**From:** [Susan Firth](#)  
**To:** [DSD Planning](#)  
**Subject:** Quail Canyon development project Case # P22SP00003  
**Date:** Wednesday, January 4, 2023 4:02:49 PM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Ms. Tillman,

I am writing this letter to let you know I am **in favor** of the Quail Canyon development project for several reasons.

1. I think the concept of infill development is a reasonable and sensible approach to increasing housing options. This project is far more favorable than urban sprawl.
2. With development in this area, businesses have the potential to rebound from the effects of covid more rapidly.
3. Apartments allow for affordable housing which Tucson is in need of especially with rising interest rates and rising construction costs.
4. Residents will be closer to jobs and community services.
5. There is public transportation available on Oracle Road and with a lot of people working from home, I think there will be a small impact on Rudasill Road.
6. Most residential roads in Tucson are 2 lane roads and they handle traffic sufficiently. We live near an elementary and middle school and the road is only 2 lane.
7. Neighbors will still have access to the riparian area to walk their dog as there are no buildings proposed in that area.
8. Since Quail Canyon is in a canyon, it's my opinion that the neighbors will not have their view affected nor have any other negative consequences.
9. Golf courses, which this area previously was, use far more water than residential.

Thank you for your consideration of this project.

Susan Firth

January 6, 2023

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
DSDPlanning@pima.gov  
201 N. Stone Ave.  
Tucson, AZ 85701

*VIA EMAIL:* Terri.Tillman@pima.gov,

Re: Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners:

Please accept this letter as my Letter of Support for the above referenced rezoning case. It is my opinion that the proposed conceptual site plan is an excellent use for this site.

Sincerely,

*Benjamin Becker*

Benjamin Becker  
7320 N. San Blas Drive  
Tucson, AZ 85704



**From:** [DSD Planning](#)  
**To:** [Terri Tillman](#)  
**Subject:** FW: Rezoning of former Quail Canyon Golf Course.  
**Date:** Friday, January 6, 2023 8:42:59 AM

---

**From:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>  
**Sent:** Friday, January 6, 2023 8:36 AM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>; Chris Poirier <[Chris.Poirier@pima.gov](mailto:Chris.Poirier@pima.gov)>; Thomas Drzazgowski <[Thomas.Drzazgowski@pima.gov](mailto:Thomas.Drzazgowski@pima.gov)>  
**Subject:** FW: Rezoning of former Quail Canyon Golf Course.

**From:** Bob C <[bcometta@live.com](mailto:bcometta@live.com)>  
**Sent:** Thursday, January 5, 2023 6:47 PM  
**To:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>  
**Subject:** Rezoning of former Quail Canyon Golf Course.

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As you know, there is a shortage of housing in the area. The Quail Canyon Golf Course has been vacant for years. Facilities left vacant will become dilapidated, possibly encampments and certainly a public safety risk. The proposed Project will convert the old golf course into a community of single family and multifamily units.

Utilizing a decommissioned golf course will avert these public safety risks, use substantially less water than the course did, and provide much needed middle class housing to the area.

Respectfully,  
Bob Cometta  
12721 N. Rock Creek Rd  
Oro Valley Az 85755

Sent from [Mail](#) for Windows

**From:** [JOHN VYBORNY](#)  
**To:** [Terri Tillman](#)  
**Cc:** [Anna Vyborny](#)  
**Subject:** Quail Canyon development  
**Date:** Thursday, January 5, 2023 7:31:56 PM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Dear Ms Tillman,

This letter is to express our support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents! We have a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing types. Tax revenue will be positively affected by increased density.

Utilizing a decommissioned golf course (collecting no real tax revenue) will prevent encampments (which is already an issue), dilapidation, and the area becoming a public safety risk. Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously.

Most importantly, the project will build middle class housing, something we need all over Pima County.

We encourage you to recommend approval of this rezoning.

**John Paul Vyborny**

520-225-8929

[Johnpaul61@msn.com](mailto:Johnpaul61@msn.com)

5230 North Salida Del Sol Drive

Tucson, Az 85718

**From:** [Susan Deneen](#)  
**To:** [DSD Planning](#)  
**Subject:** Attn: Ms Terri Tillman regarding Quail Case #P22SP00003  
**Date:** Monday, January 9, 2023 8:53:46 AM

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Ms Tillman,

I would appreciate your consideration of my opinion on the Quail Canyon project. I am in favor of this development.

I think using areas already near shopping, roadways, schools etc. makes sense. These are things that need to be added in the outlying areas now.

Quail Canyon is a well situated attractive location and it would be able to be enjoyed by more people who would be making the area their home. The riparian area does not have to be affected and can still be completely useable.

With housing being so hard to manage for some people at this time apartments seem to be a more affordable answer. This would also make it possible for the current businesses as well as new ones to be able to thrive after the COVID slowdown.

Thank you for your consideration.

Susan Deneen

**From:** [Matthew A. Firth](#)  
**To:** [DSD Planning](#)  
**Subject:** Fwd: Quail Canyon development  
**Date:** Monday, January 9, 2023 11:06:43 PM

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**From:** JOHN VYBORNY <[johnpaul61@msn.com](mailto:johnpaul61@msn.com)>  
**Sent:** Thursday, January 5, 2023 6:31 PM  
**To:** Terri.Tillman@pima.gov <[Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov)>  
**Cc:** Anna Vyborny <[avyborny36@gmail.com](mailto:avyborny36@gmail.com)>  
**Subject:** Quail Canyon development

Dear Ms Tillman,

This letter is to express our support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents! We have a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing types. Tax revenue will be positively affected by increased density.

Utilizing a decommissioned golf course (collecting no real tax revenue) will prevent encampments (which is already an issue), dilapidation, and the area becoming a public safety risk. Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously.

Most importantly, the project will build middle class housing, something we need all over Pima County.

We encourage you to recommend approval of this rezoning.

**John Paul Vyborny**  
520-225-8929  
[Johnpaul61@msn.com](mailto:Johnpaul61@msn.com)  
5230 North Salida Del Sol Drive  
Tucson, Az 85718

Duplicate

**From:** [Matthew A. Firth](#)  
**To:** [DSD Planning](#)  
**Cc:** [Razzie12](#)  
**Subject:** Fwd: Rezone Quail Canyon Golf Course  
**Date:** Monday, January 30, 2023 7:26:29 PM

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**From:** Razzie12 <mrzales@gmail.com>  
**Sent:** Sunday, January 29, 2023 4:55 PM  
**To:** Ruthie <mrzales@gmail.com>  
**Subject:** Rezone Quail Canyon Golf Course

I'm writing in support of the rezoning of Quail Canyon for community and personal reasons. I have lived in Tucson for 36 years and each of my three homes was in brilliantly planned communities taking advantage of improving drainage, preserving wildlife and with sensitive infill allowed new families close to the University schools and jobs. All required rezoning and planning approval and I could not have asked for better land use. One of my residences was quite like Quail Canyon, with 100 homes on 50 plus acres, carefully planned water catchment basins which eliminated flooding there and in the adjacent Cat 7. Rezoning was approved, all washes and wildlife were protected, and it's a very desirable infill. Now as a widow I live in a planned apartment community on the river, also infill and close to the University, downtown and jobs. A barren area now has beautiful natural landscape and has been helping our dire need for apartments of every size as Tucson becomes more and more a destination for newcomers. Both of these types of residences will be built at Quail Canyon if you will rezone. I feel so strongly about this partial answer to our Tucson housing crunch that I am an investor in this project. Long before the Star began to publish articles about the need for homes near jobs and transportation, I believed that this parcel, where I learned to play golf in 1989, could have a higher and better use. Please act favorably on this rezoning and feel free to call me for more information.

Sincerely,  
Ruth A Zales  
5209073338

Sent from my iPad  
R. A. Z.

**From:** [Frank Schepis](#)  
**To:** [DSD Planning](#)  
**Subject:** ATTN:Teri Tillman  
**Date:** Tuesday, January 10, 2023 9:21:30 AM

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Good morning Teri, I'm writing regarding case # P22SP00003 Quail Canyon, I am in support of the zoning change to this project that will help with the rebound of this area and the taxes it will generate for the county and the Businesses in the area. I feel if it's done correctly from the beginning it will prove to be a success. Thank you for your time on this matter. Frank

Your referrals are always appreciated!

**FRANK  
SCHEPIS**, IDS Associate Member  
DESIGN CONSULTANT

Ethan Allen Retail, Inc.  
5621 N. Oracle Road  
Tucson, AZ 85704

**520.887-5621 x 311 mobile 520.360.0364 fax 520.887.2304**

**delivery 866.812.2304**

[frank.schepis@ethanallen.com](mailto:frank.schepis@ethanallen.com)

[WEBSITE](#) | [BLOG](#) | [PORTFOLIO](#)

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please erase this e-mail immediately without reading it or sending it to anyone else. You are hereby notified that any dissemination, distribution, copying or other use of this message and its contents is strictly prohibited. I would appreciate you advising me (by return e-mail) if you have received this e-mail in error. Thank you.

# M.A.S. REAL ESTATE SERVICES, INC.

4750 N. ORACLE ROAD, SUITE 210  
TUCSON, ARIZONA 85705  
(520) 888-5127  
FAX (520) 292-9383

VIA EMAIL: [District3@pima.gov](mailto:District3@pima.gov)

January 16, 2023

Pima County Board of Supervisors  
District 3  
33 N Stone Ave, #11  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

Dear Supervisor,

Please be advised that as a property owner of 4720-4760 North Oracle Road and 6640-6650 N. Oracle Road, we are in support of the above-referenced rezoning.

Respectfully,



Michael A. Stilb  
Managing Partner  
Oracle Office Park Associates, LLC  
Northpointe Village Centre, LLC

**From:** [District1](#)  
**To:** [DSD Planning](#); [Chris Poirier](#); [Thomas Drzazgowski](#)  
**Subject:** FW: Rezoning - Quail Canyon  
**Date:** Wednesday, January 11, 2023 1:02:41 PM

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**From:** Toby Parks <[tparksaz@gmail.com](mailto:tparksaz@gmail.com)>  
**Sent:** Wednesday, January 11, 2023 12:58 PM  
**To:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>  
**Subject:** Rezoning - Quail Canyon

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

January 11, 2023

Dear **District 1**,

This email is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed project will convert the old golf course into much-needed housing for the region. The lack of housing in Pima County combined with high demand has resulted in skyrocketing home prices and rents. This proposed development will add to both types of housing in our community.

Utilizing a decommissioned golf course (that has been unused for many years) will prevent encampments, dilapidation, and the area from becoming a public safety risk. Responsibly using an infill site to create needed housing for the area puts the property to its highest and best use.

Thank you for your consideration of the rezoning of Quail Canyon Golf Course.

Respectfully,

Toby Parks  
5390 N Grey Mountain Trail



Tucson, AZ 85750  
[tparksaz@gmail.com](mailto:tparksaz@gmail.com)

*Your referrals are always appreciated!*



**Toby Parks, SRES**  
**REALTOR** LONG REALTY

☎: (520) 310-0122

🌐: [www.tobyparksrealestate.com](http://www.tobyparksrealestate.com) ✉: [tparksaz@gmail.com](mailto:tparksaz@gmail.com)



**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.**

**From:** [Roger Nellans](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan- #PZZSP00003  
**Date:** Saturday, January 21, 2023 10:44:00 AM

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Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

January 21, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Roger Nellans MD  
5322 E Gleneagles Dr, Tucson, AZ. 85718  
[roger@casanellans.com](mailto:roger@casanellans.com)

**From:** [Darlene Jorgensen](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 11, 2023 8:05:41 AM

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Darlene Jorgensen  
Street Address: 920 E. Via Lucitas  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85718

**From:** [Barry Berenbaum](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, January 13, 2023 7:32:46 AM

---

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Barry Berenbaum  
Street Address: 75 Montebello Road Suite 6A  
City: Suffern  
State / Province: New York  
Postal / Zip Code: 10901

**From:** [John Vyborny](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, January 13, 2023 7:32:58 AM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
John Vyborny  
Street Address: 5230 N Salida Del Sol Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85718-5412

**From:** [Elizabeth Livos](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:21:39 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Elizabeth Livos  
Street Address: 1417 w cerrada colima  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85704

**From:** [Colin Heisey](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:21:35 AM

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Colin Heisey  
Street Address: 4400 n Camino gacela  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85718

**From:** [JANET FOHR](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:25:34 AM

---

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
JANET FOHR  
Street Address: 5150 N via de la Granja  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85718



**From:** [BRUCE FOHR](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:25:30 AM

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
BRUCE FOHR  
Street Address: 5150 N via de la Granja  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85718

**From:** Ashley Stewart  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:25:27 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Ashley Stewart  
Street Address: 4400 E Sunrise dr  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85718

**From:** [Michelle Crow](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, January 18, 2023 8:25:22 AM

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Michelle Crow  
Street Address: 5521 N Agave Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85704



P: (520) 327-0000

F: (520) 327-3974

P.O. Box 16156  
Tucson, AZ 85732

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

I have had an extended career of 40+ years in Arizona as a full time real estate appraiser and analyst. I have been a member of the Tucson community since 1975.

I think that the proposed project is an appropriate location for development. It is an old golf course with few other possible uses. I believe it's redevelopment would be a benefit to the much-needed housing and to the local economy. The additional property taxes will be of benefit to the community and help to pay for repaving of existing roads. Building on an infill site is a more efficient practice than digging up the fragile desert. Development in this location makes great sense because utilities are immediately available.

Having the project built in the existing Casas Adobes community will also help to sustain local businesses. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to approve this rezoning.

Respectfully,

Steven Cole, MAI  
Southwest Appraisal Associates  
Certified General Real  
Estate Appraiser #30130

310 South Williams Blvd  
Email [steve@swaa.biz](mailto:steve@swaa.biz)

**From:** [Leslie Leathers](#)  
**To:** [DSD Planning](#)  
**Subject:** Rezoning Quail Canyon Specific Plan  
**Date:** Wednesday, January 11, 2023 6:47:42 PM

---

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

I am sending this letter to support the rezoning of the former Quail Canyon Golf Course. The lack of housing with high demand has resulted in skyrocketing home prices in our community. There's a shortage of single family homes and apartments. This development will add more affordable housing in Pima County. Please consider approving this rezoning.

Sincerely,  
Leslie Leathers  
[leslieleathers@gmail.com](mailto:leslieleathers@gmail.com)

Sent from my iPhone

Planning & Zoning Commission c/o Terri Tillman  
Pima County  
201 N. Stone Ave.

Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

To Whom it may concern:

I would like to express support for rezoning of the former Quail Canyon Golf course. I like the idea of infill, keeping over 33 acres as open space, being mindful of a wildlife corridor along the wash. The site has been vacant and we need housing more than another golf course. I live on the east side of 1st Ave and I will be happy to have this development in my area.

Thank you,

A handwritten signature in cursive script, appearing to read "Robyn Kessler".

Robyn Kessler

1381 E. Placita Mapache 85718

robynkk@comcast.net

Planning & Zoning Commission

c/o Terri Tillman

Pima County

201 N. Stone Ave.

Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

01/17/20223

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community and a resident of the Casas Adobes area, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,

A handwritten signature in black ink, appearing to read "John Martell". The signature is fluid and cursive, with a horizontal line above the name.

John Martell

6758 N Corte Calabaza

Tucson, AZ 85704

Martell@gainusa.com

VIA EMAIL: Terri.Tillman@pima.gov , DSDPlanning@pima.gov

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County Development Services  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning -- Quail Canyon Specific Plan

January 12, 2023

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As the manager of a business that is adjacent to the subject site and a member of the Tucson community, I support this project for the following reasons:

- This area is appropriate for development especially because it is reusing an old defunct golf course.
- This project will add customers and revenue to the surrounding businesses, many of which have struggled through the pandemic.
- I support responsible development and the developer has made an effort to do community outreach and give information about the project, which I appreciate.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,

Name Daniel Carrillo  
Address: Chevron, 5960 N Oracle Rd, Tucson AZ 85704  
Email Sthath1993@gmail.com



**From:** [Mark Hodo](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, January 24, 2023 7:18:05 AM

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Mark Hodo  
Street Address: 207 N. Maguire Ave. #104  
City: Tucson  
State / Province: Arizona  
Postal / Zip Code: 85710

**From:** [Carson Mehl](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, January 24, 2023 7:18:13 AM

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---

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development.

Having the project built in the existing Casas Adobes community, would be revitalizing to many local businesses still recovering from the pandemic related closures. Extra property taxes for schools is always a good thing, too. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Carson Mehl  
Street Address: 2003 E 5th St  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85719

**From:** Savannah McDonald  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, January 30, 2023 6:55:45 AM

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This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Savannah McDonald  
Street Address: 4520 North Hacienda Del Sol Road  
City: Tucson  
State / Province: Arizona  
Postal / Zip Code: 85718

VIA EMAIL: [terri.tillman@pima.gov](mailto:terri.tillman@pima.gov), [DSDplanning@pima.gov](mailto:DSDplanning@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, Az 85701

Re: Rezoning-Quail Canyon Specific Plan-#PZZSP00003

January 24, 2023

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I think this proposed project is an excellent idea. Having had a business location on Oracle Road for over 25 years and driving past this Golf course always intrigued me. What a misuse of land! A water guzzling golf course that was always in disarray.

Finally, we have a proposed project that would meet the demands of housing, curtail extensive water use, create preservation of space, and beautify our desert.

This is a win - win situation for the residents of Tucson and Pima County.

I strongly encourage you to recommend approval of this rezoning.

Sincerely,

Dino Alfaro  
5201 N. Salida del Sol Dr.  
Tucson, Az 85718

[dinoalfaro1@msn.com](mailto:dinoalfaro1@msn.com)

**From:** [Angela Baldasare](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 6, 2023 7:02:02 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Angela Baldasare  
City: Tucson  
State / Province: Ax  
Postal / Zip Code: 85704

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) , [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

[District1@pima.gov](mailto:District1@pima.gov), [District2@pima.gov](mailto:District2@pima.gov), [District3@pima.gov](mailto:District3@pima.gov),  
[District4@pima.gov](mailto:District4@pima.gov), [District5@pima.gov](mailto:District5@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

February 9, 2023

Dear Planning & Zoning,

I hope it is not too late for the receipt of this letter. I support the rezoning of the former Quail Canyon Golf Course. I remember playing this course many years ago you my son. My family have been residents in Tucson for almost 50 years and we have lived in various parts of Tucson, this would be a great new area for redevelopment.

This property would make a great infill for residential development and can be professionally designed to fit into the desert nicely. It would be nice to see this property redeveloped and occupied by families versus the transient homeless. This new development will definitely keep the riff raff out of the surrounding neighborhoods.

I am very much in favor of this redevelopment and recommend approval of this rezoning.

Respectfully submitted,



Edward J Kocis Jr. (Buddy)  
1743 W. Prince Road, #101  
Tucson, Az.  
[kocis.buddy3@gmail.com](mailto:kocis.buddy3@gmail.com)

~~VIA EMAIL: Terri.Tillman@pima.gov, DSDPlanning@pima.gov~~

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

Utilizing a decommissioned golf course (that has been vacant and unused for years) will prevent encampments, dilapidation, and the area becoming a public safety risk. Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously.

Most importantly, the project will build middle class housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,

Name SUZIE STADHEIM  
Address 5604 N. CAMINO ARIZO TUCSON, AZ 85718  
Email uasuzie@yahoo.com

**From:** [Carol Blomstrand](#)  
**To:** [Terri Tillman; DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 10, 2023 7:35:01 AM

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This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Carol Blomstrand  
Street Address: 4704 N. Mayfair Circle  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750



Duplicate

**From:** [Carol Blomstrand](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, February 21, 2023 7:09:28 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Carol Blomstrand  
Street Address: 4704 N. Mayfair Circle  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

**From:** [Stephanie Watson](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 13, 2023 7:39:25 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Stephanie Watson  
Street Address: 1881 E. IRVINGTON RD  
Street Address Line 2: Apt 1043  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85714

Pima County Planning & Zoning Commission Members - c/o Terri Tillman  
201 N. Stone Ave.  
Tucson, AZ 85701

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) , [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Re: Support of Proposed Rezoning – Quail Canyon Specific Plan - #PZZSP00003

February 15, 2023

Sir and Madam Commissioners,

I am writing today to implore you to approve the proposed rezoning of the former Quail Canyon Golf course.

Having been a long-time member of the Tucson community, I am very passionate about seeing sustainable growth of our special place in the world.

I believe the Quail Canyon Homes project is a perfect example of an appropriate location for development. It's an old, blighted golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development. This just makes good sense for the surrounding community at large. I encourage you to recommend approval of this rezoning.

Thank you for your consideration and service for Pima County writ-large,

Zach Fenton  
6700 N Oracle Road, Suite 504, Tucson, AZ 85704  
[zach@zfiholdings.com](mailto:zach@zfiholdings.com)

**From:** PATRICIA SCHELL  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 24, 2023 7:16:20 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
PATRICIA SCHELL  
Street Address: 60764 E Eagle Heights Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85739-1978

**From:** [Kevin Schraer](#)  
**To:** [Terri Tillman](#); DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 24, 2023 7:16:13 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Kevin Schraer  
Street Address: 5051 N Sabino Canyon Rd  
Street Address Line 2: Unit 1131  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

**From:** Pamela Navarr3  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 24, 2023 7:16:12 AM

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This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Pamela Navarr3  
Street Address: 60 West Stone Loop  
Street Address Line 2: #1715  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85704

**From:** [Mohit Asnani](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 24, 2023 7:16:09 AM

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This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Mohit Asnani  
Street Address: 5491 N Indian Trl  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

**From:** Susan Firth  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, February 24, 2023 7:16:06 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Susan Firth  
Street Address: 7225 N San Blas Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85704



**From:** PATRICIA SCHELL  
**To:** Terri Tillman; DSD Planning  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 27, 2023 7:16:10 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
PATRICIA SCHELL  
Street Address: 60764 E Eagle Heights Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85739-1978

**From:** [Jake Arnold](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 27, 2023 7:16:03 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Jake Arnold  
Street Address: 5270 N Salida del Sol Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85718

**From:** [Skyler Bain Connor](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 27, 2023 7:15:53 AM

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Skyler Bain Connor  
Street Address: 9712 n Ruschia Ave  
City: Marana  
State / Province: Az  
Postal / Zip Code: 85653

**From:** [Anna Huss](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, February 27, 2023 7:15:42 AM

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This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Anna Huss  
Street Address: 1751 W Caspian Rd.  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85704

**From:** [Rick Reyes](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, February 22, 2023 11:54:02 AM

---

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
- Preservation of native plants and an overall drought resistant landscape.
- Energy efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing for our animal inhabitants.
- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Rick Reyes  
Street Address: 2496 w Gunnison ct  
City: Flagstaff  
State / Province: AZ  
Postal / Zip Code: 86001

**From:** [Bernie Colonna](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, February 28, 2023 6:56:28 AM

---

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

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I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Bernie Colonna  
Street Address: 4901 E 5th St  
City: TUCSON  
State / Province: Arizona  
Postal / Zip Code: 85711

**From:** [nick.colonna](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, February 28, 2023 6:56:20 AM

---

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---

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- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
nick.colonna  
Street Address: 4901 E 5th St  
City: TUCSON  
State / Province: Arizona  
Postal / Zip Code: 85711

**From:** [Samuel Kamau](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, March 9, 2023 7:17:39 AM

---

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Samuel Kamau  
Street Address: 9961 E Skyward Way  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 850730



**From:** [Fernando Garcia](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, March 9, 2023 7:19:04 AM

---

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---

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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Fernando Garcia  
Street Address: 5662 N Bonita Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85704

**From:** [Skyler Bain Connor](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, March 9, 2023 7:22:05 AM

---

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

- Utilization of the latest in sustainable and green building practices.
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- Energy efficient appliances and water sense fixtures.
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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Skyler Bain Connor  
Street Address: 9712 n Ruschia Ave  
City: Marana  
State / Province: Az  
Postal / Zip Code: 85653

**From:** [Jagger Czajka](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, March 9, 2023 7:13:07 AM

---

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---

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a member of the Tucson community, I am very passionate about the protection of our Sonoran desert. I also understand the reality that Tucson is growing and is in need of housing. For the following reasons I would like to extend my support for the project.

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- The riparian area previously disturbed by the golf course will be restored.
- Finally, it's an infill site and saves more of our untouched desert from being bulldozed.

I encourage you to recommend approval of this rezoning.

Thank you for your time and service,

Respectfully,  
Jagger Czajka  
Street Address: 2212 W Catalina View Dr  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85742

December 27, 2022

Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Quail Canyon Specific Plan Support Letter

Dear Commissioners:

My family developed and continues to own the Casa Blanca Plaza shopping center at the northeast corner of Oracle Rd. and Rudasill Rd. (6002 to 6090 N. Oracle Rd.). My grandfather also developed much of the area that is adjacent to the former Quail Canyon Golf Course and Quail Valley Tennis Club. My home is also about a half-mile east of the golf course (325 E Canyon View Rd.). As you can see, I am very invested in the area around the old golf course.

When the golf course closed over five years ago, I knew that property would become something else. Of course, my preference would have been for the land to remain and operate as a golf course, but the fact is a golf course is not going to survive there. I understand and accept that, and so the question becomes what should replace the golf course. Expecting this to remain vacant property is just not realistic, nor desirable. We already have a problem with trespassers, and it will only get worse the longer the land is vacant.

I think that residential is the only thing that makes sense on this property. The owner is asking to put homes where it makes sense, next to the existing homes. They are asking to put apartments next to the existing hotels. This all seems reasonable to me. Overall, I think this development will help the area, and will especially be helpful for our shopping center, as the new neighbors will also become new customers. I appreciate that the plan calls for protecting the wash as open space. I also know that the developers changed the location of the bridge to direct more traffic to Oracle and away from Rudasill. The developer has reached out to us and listened to our comments, and we appreciate that.

I support this rezoning and encourage you to vote to approve.

Sincerely,



Nick Genematas  
Casa Blanca Plaza

March 7, 2023

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) ; [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov) ; [District1@pima.gov](mailto:District1@pima.gov);  
[District2@pima.gov](mailto:District2@pima.gov); [District3@pima.gov](mailto:District3@pima.gov); [District4@pima.gov](mailto:District4@pima.gov); [District5@pima.gov](mailto:District5@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
& Pima County Board of Supervisors  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – **Quail Canyon Specific Plan- #PZZSP00003**

Dear Commissioners and the Honorable Pima County Board of Supervisors:

I am submitting this letter to express my support for the rezoning of the former Quail Canyon Golf Course.

As a nearby Shadow Hills neighbor to this proposed project, and a lifelong resident in metro Tucson, I have seen the community grow from 225,000 to what is now of over 1,100,000 people. I treasure living in the county and love seeing wildlife on my property and honoring the unique desert vegetation –for these are what make our community so special. My daughters learned to play golf on the Quail Canyon golf course, but its time has passed, and it deserves to be the spot to house more residents, bringing home and apartment development where it should be: near major roads, retail and services!

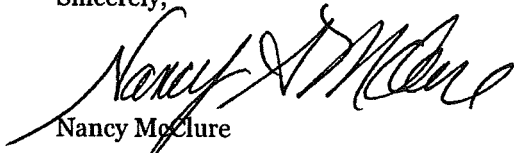
In looking closely at the developer's plans for the site, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design, backing up to open spaces for wildlife to traverse and water to flow during our magnificent monsoon rainfalls.

Adaptive reuse of a dormant golf course and revitalizing it with residents is surely going to give boost to many local businesses still recovering from the pandemic related closures. Establishing this new neighborhood, surrounded by the established Casas Adobes Neighborhood homes, with a variety of housing options appealing to individuals, couples and families, allows for the old to be leading the new to enjoy all that this county life has to give, but being close to major employment hubs, shopping, medical

and public transportation. This is not adding to sprawl—it is taking a pocket of available land and bringing to its greater potential which will also add to the property tax base for schools and services. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy McClure". The signature is fluid and cursive, with the first name "Nancy" written in a larger, more prominent script than the last name "McClure".

Nancy McClure

5651 N. Placita Stilbayo

Tucson, AZ 85718-3906

[Nancy.McClure@cbre.com](mailto:Nancy.McClure@cbre.com)

520-323-5117

**From:** [Prouty, Tim @ Tucson](mailto:Prouty_Tim@Tucson)  
**To:** [Terri Tillman](mailto:Terri.Tillman)  
**Cc:** [DSD Planning](mailto:DSD.Planning); [Becker, Ben @ Tucson](mailto:Becker_Ben@Tucson)  
**Subject:** Quail Canyon Specific Plan- #PZZSP00003  
**Date:** Wednesday, March 8, 2023 2:30:51 PM

---

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Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan- #PZZSP00003

November 17, 2022

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The proposed Project will convert the old golf course into much needed housing for the region. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents and there is currently a shortage of both single family and multifamily/apartment units. This proposed development will add to both types of housing in our community.

Responsibly using an infill site to create much-needed housing for the area puts the property to its highest and best use and will use substantially less water than the course did previously. It also prevents the old golf course from becoming a public safety risk from trespassing and encampments.

Most importantly, the project will build much needed housing, something we need all over Pima County.

I encourage you to recommend approval of this rezoning.

Respectfully,

Tim Prouty  
2891 E. Calle sin Pecado  
Tucson AZ 85718  
[Tim.prouty@cbre.com](mailto:Tim.prouty@cbre.com)

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at **[CBRE – Privacy Policy](#)**.

Tom Firth  
7225 N San Blas Drive  
Tucson, AZ 85704

Planning & Zoning Commission

c/o Terri Tillman

Pima County

201 N Stone Ave

Tucson, AZ 85701

Copy: To Pima County Board of Supervisors

RE: Rezoning – Quail Canyon Specific Plan - # PZZSP00003

February 28, 2022

Dear Board of Supervisors, County Planning and Zoning Staff,

I am writing to express my support for the rezoning request by the owners of Quail Canyon Golf Course.

For full disclosure, I am also an investor in the UIP Quail Canyon I, LLC. (UIP)

I have lived in the nearby Casa Adobes community since 1985 and would often take my kids to the golf course to play 9 holes from time to time. I am also aware that several interested developers have looked at the feasibility of reinventing the now defunct golf course into something that works for our community and is economically viable. For various reasons no one thus far has been able to do anything with the property and it is my hope that the UIP group can create support for this infill project to move forward.

I think most Tucsonan's understand and support the benefits of infill vs. urban sprawl, so the real question is not whether the property is suitable for development, but how it is to be done.

I know firsthand that the principals of this proposed project have invested great effort to work with the neighbors, professional experts, Pima County officials and staff to come up with a plan that preserves approximately 60% of the riparian corridor and provides for thoughtful development of both single-family and multi-family housing.



I understand that the closest neighbors don't want this project to succeed and have been very busy gathering support for a denial of this infill reuse. I have driven the neighborhood where these neighbors live and cannot see that this project would negatively impact them whatsoever. The proposed community of new homes and apartments would not obstruct anyone's view corridors, nor create any dangerous traffic problems. In fact, the owners have ingress and egress viability from both Oracle Road, Rudasill Road and an easement between the existing hotels above the property. The neighbors on Williams Drive have placed signs along Rudasill Road reading "Save Pima Wash" as if unaware that this project would actually enhance Pima Wash, it's riparian use and restore the vegetation in a meaningful way for future homeowners and others that use the area to hike the wash and walk their dogs. The owners bought a water wagon soon after purchasing the property and have been diligently using their well water to keep the trees from dying throughout the golf course. They are not the "evil developers" that the Williams Drive neighbors have made them out to be. Instead, they are in fact proposing a housing project that makes sense for our Tucson community and is economically feasible for this unique parcel of land.

Since I live nearby and have a vested interest, I have driven the property dozens of times and worked with the caretakers that have been watching the property for the owners. The caretakers have been able to ensure that the property does not become a tent city of homeless inhabitants, a fact that the Williams Drive neighbors don't seem to recognize or appreciate.

Your approval of a thoughtfully planned infill community on this property would actually enhance neighbor's property values, not the opposite, which some claim to be the case.

In conclusion, it's clear that several developers have passed on this project because they did not find it to be worth the time, effort, and expense to pursue, but that does not mean there is not a solution to be reached for such a unique parcel of infill land. I know the UIP group has worked diligently with County Staff to ensure that their insights and feedback from the neighboring community has been incorporated into the rezoning request process.

I appreciate you all have a difficult job when it comes to matters like this, but this is a project that truly makes sense and although unpopular with the few neighbors on the hill above this parcel, has many benefits that far outweigh their concerns. When the final project is complete, I believe they will see that the UIP group did an admirable job of repurposing the golf course and enhanced the overall Quail Canyon community surrounding it.

Thank you for the jobs that you perform to help Pima County thrive.

Sincerely,

Tom Firth

**From:** [Jack Fenian O'Sullivan](#)  
**To:** [DSD Planning](#)  
**Subject:** Support: Quail Canyon Specific Plan Rezoning  
**Date:** Thursday, March 2, 2023 4:10:37 PM

---

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To whom it may concern,

My name is Jack O'Sullivan and I support the Quail Canyon Specific Plan Rezoning (P22SP00003). We need more dense affordable housing in Pima County. Thank you.

Best,

--

Jack F. O'Sullivan

University of Arizona James E. Rogers College of Law '25 | J.D. Candidate  
University of Arizona '19 | Bachelor of Arts - Political Science  
<https://www.linkedin.com/in/jack-o-sullivan-059038147/>

**From:** [Tom Nieman](#)  
**To:** [Terri Tillman; DSD Planning](#)  
**Cc:** [rjuneman@slawaz.com](mailto:rjuneman@slawaz.com)  
**Subject:** Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003  
**Date:** Thursday, March 9, 2023 9:47:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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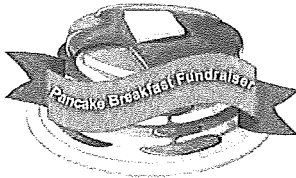
Dear Commissioners:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a resident of, and business owner in Pima County, I would strongly encourage you to approve this rezoning. Given the existing conditions of the property, and the surrounding area, this type of development seems a good fit. The old golf course has obviously seen it's better days and is an eye-sore to the area. An infill project like this would certainly make more sense than tearing apart the desert on the fringe of the metro area. We need higher densities to help facilitate a more efficient transportation system and to better support existing and future commercial development in the area. Let's save our desert, and create developments like this where they really belong.

I encourage you to recommend approval of this rezoning.

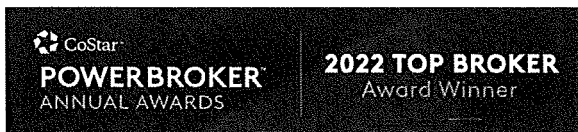
Thomas J. Nieman  
Principal, Commercial Properties  
PICOR Commercial Real Estate Services  
Direct +1 520 546 2728  
Mobile +1 520 331 8880  
Fax +1 520 546 2799  
[tjnieman@picor.com](mailto:tjnieman@picor.com)



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Tucson, AZ 85711 | USA  
[www.picor.com](http://www.picor.com)



**From:** [Janine Irvin, CCIM](#)  
**To:** [Terri Tillman; DSD Planning](#)  
**Cc:** [rjuneman@slawaz.com](mailto:rjuneman@slawaz.com)  
**Subject:** Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003  
**Date:** Thursday, March 9, 2023 1:22:35 PM  
**Attachments:** [Screen Shot 2020-03-10 at 10.23.42 AM.png](#)

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Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave. <sup>11</sup><sub>SEP</sub> Tucson, AZ 85701

Re: Rezoning - Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The above referenced project has been well thought out as an infill site and will not have a big impact on the neighborhood. This project revitalizes a shuttered golf course, prevents blight and trespass, mitigates traffic and congestion, does not obstruct any views and helps solve the housing shortage that our region is experiencing.

This project will provide both single-family and multi-family residential. This property was once a golf course and this project is a great model for repurposing. The developers are preserving the Pima Wash and providing a wildlife corridor through the property and the homes are being designed to be energy and water use efficient. The water usage of the residents will be far less than what the golf course used.

The developers have carefully thought through all the issues and have worked closely with the community in planning the project.

I encourage you to recommend approval of this rezoning.

**Janine C. Irvin, CCIM**  
Designated Broker  
Mark Irvin Commercial Real Estate Services, LLC  
3777 E. Broadway, Suite 210  
Tucson, AZ 85716  
520.620.1833 x 2 (O)  
520.981.1181 (C)  
[janine@markirvin.com](mailto:janine@markirvin.com)  
[markirvin.com](http://markirvin.com)

Are you looking to lease, buy or sell commercial real estate? We can help!

Approval  
letter

Pima County

P+Z

TERRI TILLMAN

23 Feb 2023

Re: Quail Canyon  
specific Plan, case # 22SP00003

Commissioner

Acting as trustee for

158 W. Rvdasill rd

APN # 102-20-0104

I hope you will recommend

Approval from the Above project



Stephen M. MURRAY, trustee

Stephen M + Maxine J. MURRAY, living trust

11050 E. 29th St.

T/A 85748-7751

Pima County  
P#2

% territorial manager:

23 Feb. 2023

RE: QUAIL CANYON  
specific plan, case # P22SP00003

COMMISSIONERS:

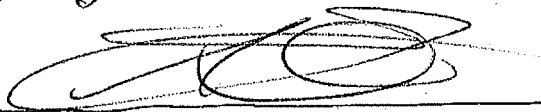
Acting as trustee, For:

138 W. Rvd AS 111 rd.

APN. 102-20-010J

I hope you will recommend approval

For the above project.



---

Stephen M. MURRAY, trustee

Stephen M. + Maxine J. MURPHY, Living trust  
11050 E. 29<sup>th</sup>

+12 11 11 11 11 11

Pima County

P+Z

TERRI TILLMAN:

23 Feb. 2023

re: QUAIL CANYON  
specific Plan case # P22SP00003

Commissioners:

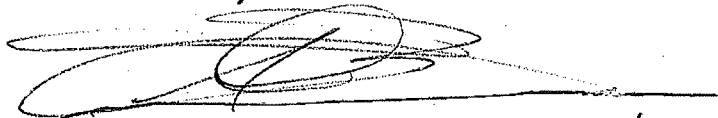
Acting as trustee for:

148 W. RUDASILL rd

APN 102-20-010K

I hope you will recommend

Approval for the above project



Stephen M. Murray, trustee

Stephen M & Maxine J. Murray, Living trust

11050 E. 29th St

PHO 484-18-5751

Pima County

P+Z

TERRI TILLMAN:

23 Feb 2023

RE: QUAIL CANYON  
specific PLAN, CASE # 22SP00003

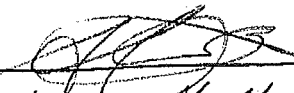
Commissioners:

Acting As trustee For

168 W. RUDASILL RD

APN 102-20-010 M

I hope you will recommend  
approval for the above project.

  
Stephen M. MURRAY, trustee

Stephen M & MAXINE J. MURRAY, living trust

11050 E. 29th St.

Scottsdale, AZ 85257



Pima County  
P+Z  
terr, till man?

23 Feb. 2023

RE: Quail Canyon  
specific plan, case # 22800003

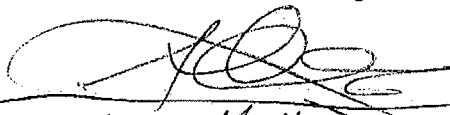
Commissioners:

Acting As trustee For

172 W. RUDASILL rd  
APN 102-20-0104

I hope you will recommend

Approval For the above project.

  
Stephen M. Murray, trustee

Stephen M. Maxine J. Murray, Living Trust  
11050 E. 292 St.  
+ 1. out 1104457

*Allied Group Asset Management, LLC*

2123 E. Sentry Ridge Ct.  
Tucson, AZ 85718

Pima County Planning & Zoning Commission, c/o Terri Tillman  
201 N. Stone Ave.  
Tucson, AZ 85701

Via Email: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) , [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

Re: Rezoning of the former Quail Canyon Golf Course

March 11, 2023

Dear Commissioners,

I am writing to express support for the proposed rezoning of the former Quail Canyon Golf course into the Quail Canyon Homes project.

It is my belief, this site is clearly an appropriate location for development, given its history as a retired golf course that no longer has that use. At the end of the day planning and zoning has to ask themselves, “what would be the best use of the property that could/would generate the most stable income to the City. The proposed project offers a thoughtful solution, featuring apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. A great blend of uses that also maximize receivable tax income to the County.

The development is being built almost entirely on the area previously occupied and disturbed by the Quail Canyon golf course. Our proposal will ultimately preserve over 60% of the site - nearly 31 acres of needed/desired open green space – and will be developed fully outside of the Pima Wash. In fact, the Project will restore portions of the Wash’s riparian area that were disturbed by the former Golf Course thereby improving the natural riparian habitat.

As for traffic, once you review the project, you will agree, it does not adversely impact the Oracle Rd. and Rudasill Rd. intersection and/or roadways. The Oracle/Rudasill intersection will continue to operate well above the acceptable level of service once the Project is complete. Both the Oracle Road and Rudasill Road roadways currently appear to have excess capacity, consequently, the project’s traffic will clearly not cause traffic congestion. Specifically, Rudasill’s vehicle capacity is rated at 13,320 average daily trips (“ADT”) while the current level of daily trips is only 2,550 ADT less than 20% of the road’s current vehicle capacity.

Furthermore only 10% of the Project's traffic will utilize Rudasill Rd. For Oracle Road, its capacity is 59,900 ADT while the current level is 40,037 ADT. Again, under capacity, this time by 66.8%. Both roadways have ample capacity to accommodate the project's traffic and much, much more.

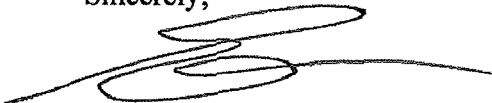
It's clear, the adaptive reuse of this property for housing is not only a practical solution that not only satisfies current housing demand but also increases tax revenue to the county. Clearly, addition of the project ends up being both financially and astatically a responsible one. We feel this is clearly the best and greatest use of this property. As is being currently proven, if continuing to be left vacant, this site is at risk of further encampments that may and probably will create additional public safety concerns. By repurposing the land for housing, we can avoid the destruction of the fragile desert. The property should be changed from a minimal tax generating piece of real estate into a increased, tax generating parcel that has been cleaned up and re-purposed into a positive location rather than a "eye sore" that likely causes issues to the county.

As an additional strong point, the development team behind this project has demonstrated their commitment to responsible building and environment-focused design, which should be strongly considered as an updated standard for county development. The County encourages an "all-local Tucson" team to include the consultant team, along with their civil engineer, drainage engineer, traffic engineer, planners, and attorneys. This further adds to their credibility and shows their dedication to the community. I have personally known the Firth family for years and their restaurants have done so much for the Tucson community, dating back to Keaton's Restaurant, and now including Zona 78 Restaurant and Hacienda del Sol Restaurant and hotel.

It's the developer's belief (and I would agree) this proposed project will be a much-needed economic boon for the area, generating additional taxes and fees to likely be used for schools and community services. It will also bring new patrons to local businesses that are still recovering from pandemic-related closures.

In light of all these compelling reasons, I strongly support and encourage you to recommend approval of this rezoning. I believe that this project has the potential to create significant positive impacts both physically and financially to the surrounding community and the County. Positive impacts that will continue for years to come. We all appreciate your consideration and look forward to the day that this property is improved and stops being a eye sore and danger to the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward D. Hansen', with a long horizontal flourish extending to the left.

Edward D. Hansen, CPM

**From:** [Tom Nieman](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Cc:** [rjuneman@slawaz.com](mailto:rjuneman@slawaz.com)  
**Subject:** Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003  
**Date:** Thursday, March 9, 2023 9:47:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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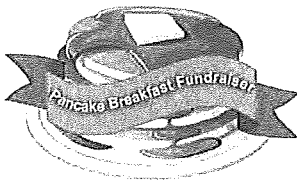
Dear Commissioners:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a resident of, and business owner in Pima County, I would strongly encourage you to approve this rezoning. Given the existing conditions of the property, and the surrounding area, this type of development seems a good fit. The old golf course has obviously seen it's better days and is an eye-sore to the area. An infill project like this would certainly make more sense than tearing apart the desert on the fringe of the metro area. We need higher densities to help facilitate a more efficient transportation system and to better support existing and future commercial development in the area. Let's save our desert, and create developments like this where they really belong.

I encourage you to recommend approval of this rezoning.

Thomas J. Nieman  
Principal, Commercial Properties  
PICOR Commercial Real Estate Services  
Direct +1 520 546 2728  
Mobile +1 520 331 8880  
Fax +1 520 546 2799  
[tjnieman@picor.com](mailto:tjnieman@picor.com)



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ANNUAL AWARDS

**2022 TOP BROKER**  
Award Winner

**From:** [Janine Irvin, CCIM](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Cc:** [rjuneman@slawaz.com](mailto:rjuneman@slawaz.com)  
**Subject:** Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003  
**Date:** Thursday, March 9, 2023 1:22:33 PM  
**Attachments:** [Screen Shot 2020-03-10 at 10.23.42 AM.png](#)

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Planning & Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave. Tucson, AZ 85701

Re: Rezoning - Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

The above referenced project has been well thought out as an infill site and will not have a big impact on the neighborhood. This project revitalizes a shuttered golf course, prevents blight and trespass, mitigates traffic and congestion, does not obstruct any views and helps solve the housing shortage that our region is experiencing.

This project will provide both single-family and multi-family residential. This property was once a golf course and this project is a great model for repurposing. The developers are preserving the Pima Wash and providing a wildlife corridor through the property and the homes are being designed to be energy and water use efficient. The water usage of the residents will be far less than what the golf course used.

The developers have carefully thought through all the issues and have worked closely with the community in planning the project.

I encourage you to recommend approval of this rezoning.

**Janine C. Irvin, CCIM**

Designated Broker

Mark Irvin Commercial Real Estate Services, LLC

3777 E. Broadway, Suite 210

Tucson, AZ 85716

520.620.1833 x 2 (O)

520.981.1181 (C)

[janine@markirvin.com](mailto:janine@markirvin.com)

[markirvin.com](http://markirvin.com)

Are you looking to lease, buy or sell commercial real estate? We can help!

**From:** [Tim Johnson](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Cc:** [rjuneman@slawaz.com](mailto:rjuneman@slawaz.com); [rlarge@slawaz.com](mailto:rlarge@slawaz.com)  
**Subject:** Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003  
**Date:** Friday, March 10, 2023 11:12:35 AM

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Planning & Zoning Commission

c/o Terri Tillman

Pima County

201 N. Stone Ave. Tucson, AZ 85701

Re: Rezoning - Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

First and foremost, the proposed infill development of the former golf course would help to increase the region's housing supply for both single-family residential and multi-family opportunities. I am a longtime resident of Pima County and have raised two children here. They now have difficulty remaining in the region as young adults due to the housing shortage and rental prices. This is a very important priority for me and my family.

Additional benefits of this proposed infill development include the preservation of resources, of both the natural and built environment. The proposed revegetation of the Pima Wash would help to restore valuable lost habitat benefiting natural resources and wildlife. Additionally, the mapped xeri-riparian habitat associated with Pima Wash is inaccurate and should be altered to reflect existing conditions. Portions of the former golf course as well as xeric upland desert scrub are inaccurately mapped as xeri-riparian.

Infill development helps limit undue disturbance to natural resources on the region's periphery. Proposals such as Quail Canyon help reduce the need for extensive infrastructure development in those outlying areas.

As a resident of Pima County, I am concerned about the recent decisions by the Planning and Zoning Commission that have resulted in a nearly 60% denial rate for proposed housing units within our region. Such decisions are likely exacerbating the housing shortage and crisis our region is facing.

I encourage you to recommend approval of this rezoning.

Thank you,

Timothy Johnson,

8197 N White Stallion Pl, Tucson, AZ 85743

**From:** [Darlene Jorgensen](#)  
**To:** [Terri Tillman](#); [DSD Planning](#)  
**Subject:** Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, March 10, 2023 10:47:07 AM

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**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

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Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a lifelong member of the Tucson community, I have been proud to see it grow and change over the years. I'll be just as proud to see a crumbling golf course be turned into well designed homes for the next generation of Foothills residents. Having a personal connection introduce me to the project, I've been impressed with the scope and creativity of the project. I was pleased to learn that seventy-five percent of the Project's ownership currently live in Tucson, and while UIP's principal lives in California, he was raised in Tucson, went to college here, and his family still lives and operates businesses here, including Zona 78 and Hacienda del Sol.

Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,  
Darlene Jorgensen  
Street Address: 920 E. Via Lucitas  
City: Tucson  
State / Province: Az.  
Postal / Zip Code: 85718

466 Signature Protest  
Petition Representing  
346 Properties

As of March 13, 2023



Leslie Z. Paige  
5700 N Williams Dr  
Tucson, AZ 85704

Terrill Tillman  
Principal Planner, Pima County Development Services  
201 N Stone Ave  
Tucson, AZ 85701

November 18, 2022

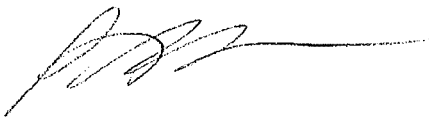
Dear Terri;

Please find enclosed signed petitions from community members who oppose the rezoning request for the development being proposed at the site of the former Quail Canyon Golf Course in Pima Wash. The signees are representative of the Oracle Foothills, Pima Hollow, Shadow Hills, Casa Blanca Villa, Catalina Foothills 7, Rudasill Road, Casitas de Castilian and other communities who will be impacted by the proposed high-density development. As you indicated in our phone call, these petitions and related materials will become part of the record of this proposed rezoning and development. The petition reads:

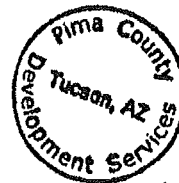
*We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.*

Please do not hesitate to contact me, should you have any questions.

Sincerely,



Leslie Z. Paige  
5700 N Williams Dr  
Tucson AZ 85704  
785-623-7063  
lpaige@gbta.net



Hand Delivered  
22 NOV 2022

To: The Pima County Development services, Planning and Zoning Commission, and Board of Supervisors  
Case # P22SP00003 Quail Canyon Specific Plan Rezoning  
November 21, 2022

Property owners and residents in adjacent neighborhoods have joined together to oppose the rezoning of parcels # **10221062A 10221070A 10501136G 10501136H 10501136J** by UIP Quail Canyon 1, LLC.

We protest and oppose the rezoning and proposed high density housing development due to the negative impact it will have on the adjacent neighborhoods, the designated Important Riparian Area and Pima Wash.

We have conducted a survey of property owners in the adjacent communities. There were 197 respondents from Oracle Foothills, Rancho Primero, Rudasill Road, Shadow Hills and adjacent neighborhoods. At the time of the survey, 187 respondents opposed the proposed rezoning. The primary reasons for opposition included:

- Traffic congestion and safety (including Rudasill Road between Oracle and 1<sup>st</sup>, in addition to the Oracle/Rudasill and the Rudasill/1<sup>st</sup> intersections)
- Environmental concerns because Pima Wash is an Important Riparian Area
- Negative impact on existing neighborhoods
- Proposed density is too high

A petition of protest is being circulated against the proposed rezoning and the proposal for a high density development on property that is currently zoned as CR-1. All of the work to gather signatures is being done by volunteer residents.

Attached are petition copies containing the 400 signatures that have been obtained to date asking the Zoning and Planning Board to not grant the rezoning request. Included are 25 signatures representing the owners of 31% of all homes within the 300' notification zone. Adjacent neighborhoods and concerned citizens in Tucson have also signed the petition.

Efforts are continuing to contact remaining property owners in the 300' notification zone. We fully expect to have additional signatures and protest letters which will be submitted.

P228900093

1/1

Diane L. Sipe  
6066 North Serendipity  
Tucson, Arizona 85704

June 6, 2022

To Whom It May Concern:

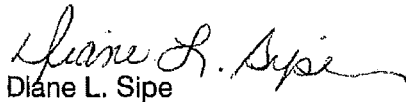
As a nearby homeowner, I am writing to express my concern and opposition to the proposed development of the former Quail Canyon Golf Course. While there are several concerns, foremost is the loss of precious open space. Too many urban wild areas have been developed, and once developed, their aesthetic value and properties can never be recovered. Tucson planners would do well to value open space which serves to restore tranquility in an increasingly populated and over-developed area. The space currently provides habitat for mammals, birds, insects, etc. which are valuable to our eroded ecosystem and sense of balance in the world. Once developed the pollinators and songbirds will be lost forever. Considering use of this property for some public access/open space use would serve the City well.

The property is an important for stormwater run-off, to not only prevent flood damage but to allow for replenishment of the underlying aquifer. These properties would be substantially lost under the proposed development plan. Moreover, as envisioned, the development appears ill-conceived in terms of access via Rudasill Road which is not designed or equipped to handle the expected increase in traffic. The City will end up with substantial costs for repairs and likely widening of the road, and it should be anticipated that traffic accidents in and around the area will be plentiful.

Lastly, a predominant goal of the City should be to prevent construction in areas which will serve to increase the already problematic heat sink associated with densely constructed areas. As climate changes, keeping remaining open areas free of concrete will prevent an exacerbation of this problem, which can add several degrees to cities in the southwest. Open, greener areas are known to ameliorate heat build-up on a daily and seasonal basis.

I appreciate your consideration of these comments and challenge the City to work with local residents to identify a use for this parcel that better conforms to the needs of the citizens and enhances Tucson's land use profile. I trust that the Quail Canyon Golf Course area can be spared this ill-advised development.

Very truly yours,

  
Diane L. Sipe

Supervisor Rex Scott  
District One  
33 N. Stone 11th floor  
Tucson, Arizona 85701

Re: Proposed development of former golf course and the effect it will have on the surrounding areas.

Dear Supervisor Scott:

Both of us have lived on the northside of Rudasill Road for many years. We have enjoyed the use of Rudasill Rd to come and go from our homes. We are appreciative of the fact that the County paved Rudasill Rd in the near past and made it a wonderful road.

What is not so great is that the Golf Course which is in the Pima Wash is going to be developed with more than 100 homes and 3 large apartment complexes. We guess that everyone has forgotten the history of rivers and washes in Pima County. DO NOT ENTER WHEN FLOODED signs abound throughout Pima County. What has been forgotten is the past history of the flood on the Santa Cruz and the last big flood on the Rillito. Homes and businesses lining the banks of the rivers were washed into the rivers. If our memories are correct, the County was found liable for some of the damages which occurred along the Santa Cruz.

And now we have a Developer who is going to build houses in the Pima Wash. We have seen some of the plans on flood control. What everyone has forgotten is that the Pima Wash was formed by floods after torrential rains and was carved out of the land. Yet the builders are going ahead with a project which will put people's lives and property at risk with the hope that there would not be a 100 year flood. There is still plenty of land in Pima County which is not in a flood plain.

Also when we moved here years ago, houses were on one house per acre. The surrounding areas are all one house per acre except for Pima Hollow which is north of Rudasill Rd. And they like the current proposed development are in the Pima Wash. The County does not have to make the same mistake again in accepting this development.

There are 50 acres to be developed. Why not put one house per acre which means 50 houses. This would allow the builder to earn a profit and develop the land more in tune with the already existing properties. Plus it would only expose 50 home owners to possible flooding and devastation and not the more than 100.

We also would point out that Pima County and the entire State is hurting for water. Yet we as a State continue to build and bring in more people to use more water which is becoming scarcer and scarcer.

Also the Pima Wash serves as a vital roadway for the indigenous animals that travel the wash. No one is speaking for them. We would point out that 30 years ago it was rare to see a bobcat or a javelina or other desert animals. Now we have moved into their areas and continue to take more land and eliminate their habitat.

We are also concerned with the amount of traffic that will be dumped onto Oracle from the houses. More than 100 homes will mean a huge increase of traffic onto Oracle. Is that sustainable? We think not.

Finally we need to address the building of three apartment complexes on the north end of the property. Whether Pima County needs three more apartment complexes is anyone's guess. Although the lawyers for the builders indicated at a recent meeting that these will be high end apartments and for seniors, their description was met with disbelief by the neighbors who told them that seniors do not want to live in multistory apartments where there are no elevators.

In addition to the above concerns about the project as a whole, the current plan for the apartment dwellers to enter and exit onto Rudasill Road is of great concern to us.

Rudasill Road has always been more of a Country Lane than a thoroughfare between Oracle and First Ave. It travels the contours of the land and even crosses the Pima Wash without the benefit of a bridge.

As you are aware, there have been two recent motor vehicle fatalities on Rudasill Road which County Transportation determined to be caused by excessive speed and alcohol. What is most interesting is that both fatalities occurred in the exact same spot on the S Curves west of Canyon Drive and east of Williams Drive.

Our concern is that Rudasill Road is ill equipped to handle the large volume of traffic which will be generated by the three apartment complexes

Those of us who drive the road daily know its limitations:

1. The Pima Wash: during times of heavy rain, the wash floods and makes Rudasill Road impassible. It was not so long ago that a car was washed away and remained in the wash off the road for sometime. The amount of sand that is washed onto the road after a good monsoon makes driving even more hazardous whether ascending or descending the hill.

2. The hill where Williams Drive enters Rudasill and the entry to the Rudasill properties is a death trap. The very steep hill after the wash which crests where Williams Drive meets Rudasill begins an east side descent. Almost immediately, our road exits on the north side just after the crest of the hill. Those of us who have to enter Rudasill on the east side of that hill are at the mercy that there is no traffic traveling up the west side of the hill which cannot be seen. There is simply not enough distance from our road's entrance to the top of the hill to give us fair warning that there is approaching traffic. This is a very dangerous situation. Because at the

current time, the amount of traffic is minimal we still have to be very careful when entering on to Rudasill Road.

3. The S Curves: The two deaths of young people have already been discussed. Adding more traffic to those S curves in an invitation for more accidents. This is not something that anyone can control but straightening out the road would lessen the danger. We would also point out that the S Curves pose a hidden danger to cars which cannot be seen going east to west for those of us trying to enter on to Rudasill to head east. More blind spots.

4. Genematas Drive is significantly impacted by the S curves as anyone trying to enter Rudasill Rd has an impaired view of any cars on Rudasill.

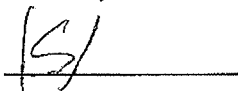
5. There are a significant number of driveways of homes which are abutting Rudasill Rd and will be significantly impacted

We want to be clear that our main concern is the impact of the homes on our surrounding areas and the three apartment complexes and how much traffic they will generate. We have not mentioned that given the number of cars that will be driving on Rudasill Rd, there will need to be a traffic light on the corner of First Avenue and Rudasill.

While we are not anti-development, we are concerned about the environmental impact such a large-scale development would have on the area. With our extreme drought and thinly stretched electrical resources, population increases are not as easily accommodated as in the past. We must reiterate that in addition to the new houses, apartments, roads, sidewalks, lights etc. all of these will negatively affect the wildlife in the area, which is not insubstantial.

For many years we, along with all of your constituents in the Rudasill Rd area, have enjoyed the scenic, semi-rural environment of the area. This high-density proposal has no regard for the quality of life of those of us here, and we strongly oppose it for the reasons listed above. Realistically, the area would be suitable for low-density single-family residential rezoning, but the current proposal is far over the top.

Sincerely



Richard Nichols  
550 E. Roberta Circle  
Tucson, Arizona 85704



Fred Dardis  
221 E. Rudasill  
Tucson, Arizona 85704

Copy to  
Leslie Paige  
5700 N. Williams Drive  
Tucson, Az 85704

Pima County Development Services Planning Division

20 September 2022

RE: Pima Wash/Quail Canyon Rezoning

To whom it may concern:

We hereby PROTEST the proposed concurrent amendment of the comprehensive plan and the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

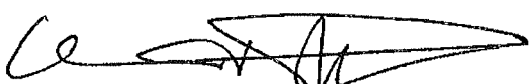
We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned. The proposed increased density based on the comprehensive plan will significantly increase water and sewage demand and usage in the county. Considering the cost of the high-end housing planned in this area it will not in any way assist Tucson with it's housing shortage.

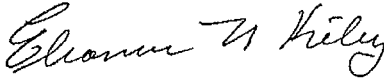
We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash's Important Riparian Area, which serves as a major wildlife corridor. Fewer of these Riparian Areas now exist in the county due to this type of development.

We strongly **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will significantly degrade the safety of pedestrians and bicyclists. This risk is not limited to those living around the proposed development but also those transiting through Rudasill to and from 1<sup>st</sup> Avenue.

We **object** to the developer's plan to construct 7 three-story apartment buildings and 120 two-story houses due to the negative impact and reduced privacy for landowners adjacent to Pima Wash as well as all the other objections noted above.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

  
Kevin C. Kiley, MD

  
Eleanor N. Kiley

102-21-0660  
KILEY KEVIN C & ELEANOR N LIVING TR  
5704 N WILLIAMS DR  
TUCSON AZ 85704-5930  
518-390-6547  
KCKILEY@AOL.COM

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We object to proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>[Signature]</i>	Travis Robbins	5051 N. Williams Dr	6-8-22
<i>[Signature]</i>	Fred Dardis	221 E. RUDASILL	6-9-22
<i>[Signature]</i>	WILLIAM JOHNSON	145 E. RUDASILL	6/9/22
<i>[Signature]</i>	LISA RASCON	5711 N WILLIAMS DR	6/9/22
<i>[Signature]</i>	HERMAN RASCON	5711 N WILLIAMS DR	6/9/22
<i>[Signature]</i>	Nancy F. O'Brien	5620 N. Marie Dr	6/9/22
<i>[Signature]</i>	Kathy Dixon	6050 N. Canyon Dr.	6/9/22
<i>[Signature]</i>	Roy Glenn Dixon	6050 N. Canyon Dr.	6-9-22

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**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Connie Howard</i>	Connie Horvath	5707 N. Lady Ln. Tucson AZ	6/17/22
<i>Alex Horvath</i>	Alex Horvath	5707 N Lady Ln Tucson AZ	6/17/22
<i>Michael Horvath</i>	Michael Horvath	5707 N Lady Lane Tucson AZ 85704	6-17-22

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PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN



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Signature (Ink, no digital)	Printed Name	Address	Date
	JOE L. OCHOA	5702 N. WILLIAMS DR.	6/6/22
	ANA M. OCHOA	5702 N. WILLIAMS DR.	6-6-22
	BARRY A. PAIGE	5700 N. WILLIAMS DR. 85704	6-6-2022
	Leslie Z. Paige	5700 N. Williams Dr	6-6-2022



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
	KEVIN C. KILEY MS	5704 N. WILLIAMS DR. TUCSON AZ 85704	6/7/22
	ELEANOR N KALY	5704 N. WILLIAMS DR TUCSON AZ 85704	6/7/22

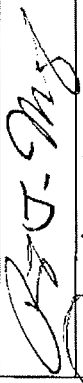

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Signature (Ink, no digital)	Printed Name	Address	Date
	Patrick J. McCarthy	5721 N. Williams Dr. Tucson AZ 85704	
	Julie McCarthy	5721 N Williams Dr Tucson, AZ 85704	6/9/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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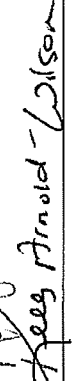
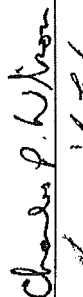
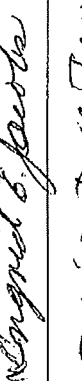


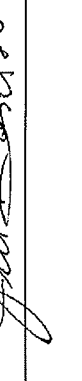
Signature (Ink, no digital)	Printed Name	Address	Date
<i>R. Boone Wj</i>	Rosemary S. Bawne	5706 N. Williams Dr	6/16/2022
<i>Christy McGeary</i>	CHRISTOPHER McGeary	5706 N Williams DR.	6/16/22

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**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Ruda sill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Ruda sill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
	Paul Quastaro	5890 N. Williams Dr Tucson 85704	6/8/22
	Kay Quastaro	5890 N. Williams Dr Tucson 85704	6/8/22
	Kelly Arnold Wilson	5440 N. Georgia Dr. Tucson 85704	6/8/22
	CHARLES P. WILSON	5440 N. GEORGIA DR TUCSON 85704	6/8/22
	Ingrid F Jacobs	1222 E. Deer Canyon Rd. Tucson 85718	6/9-22
	200 W. Ruda sill		
	DAVID DENTON	200 W. Ruda sill Tucson 85704	6-9-22
	Jill Denton	200 W. Ruda sill, Tucson 85704	6-9-22



Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>[Handwritten Signature]</i>	SHARAD PANDHI	5828 N. Oracle Rd. Tucson Az 85704	6/6/2022
<i>[Handwritten Signature]</i>	JOHN L. HESSLER	6100 N Oracle Rd #20 Tucson Az 85704	6/19/2022
<i>[Handwritten Signature]</i>	Sue Alexander	6100 N. Oracle # <del>20</del> Tucson Az 85704	6-20-22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by JIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Date
	BETH MALEY	6037 N. Reliance	6-29-22
	MIKE BROWN	6045 N. Reliance	6-29-22
	DALE <del>FURNAS</del> FURNAS	6088 N. Reliance	6-19-22
	Sally Conrey	6080 N. Reliance	6-19-22
	Karen Stewart	6072 N. Reliance	
	ELLA LAWER	6081 N. Reliance	06.17.22
	ELSA LORETO	6113 n. Integrity Dr	06-21-22

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Print copy of petition and ink signatures only.

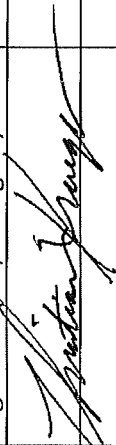
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Signature (Ink, no digital)	Printed Name	Address	Date
	MARY JEAN QUIRK	5351 N Maria Dr Tucson AZ 85704	6/20/22
	Peggyham Tularizadeh	54-55 N Genematas DR Tucson AZ 85704	6/21/22
	Delann DeBenedetto	245 F Canyon View Drive Tucson AZ 85704	6/22/2022
	CLIFFORD DEBENEDETTO	245 E. CANYON VIEW DR TUCSON, AZ 85704	6/22/2022
	HENRY WALLS	5635 N. Maria Dr Tucson AZ 85704	6/22/2022
	EVELYN WALLS	5635 N. Maria Dr Tucson AZ 85704	6/22/2022

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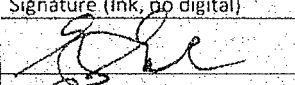
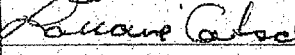
Signature (ink, no digital)	Printed Name	Address	Date
	Christian Krueger	5901 N. Williams	6/22/22

\*

Print copy of petition and ink signatures only.

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Signature (Ink, no digital)	Printed Name	Address	Date
	George Gutschel	5950 N. Williams Pr Tucson	6/22/22
	Lorraine Gutschel	5750 n. Williams Pr 85709	6/22/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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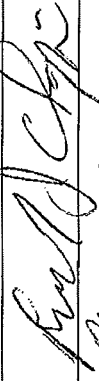


Nichols

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>James Block</i>	James Block	235 E RUDASILL RD	6/9/22
<i>Susan Nichols</i>	Susan Nichols	550 E Roberta Cir	6/9/22
<i>R Nichols</i>	NICHOLAS NICHOLS	530 E Roberta Cir	6-9-22
<i>James Block</i>	<del>James Block</del> Janet Madine	5811 N. Williams Dr.	85704
<i>Mary Roseman</i>	MARY ROSEMAN	6100 N. ORACLE RD #24	<del>6-9-22</del> 6/9/22
<i>D. Mahony</i>	Dore J Mahony	6100 N Oracle Rd #24	6-9-22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
	Richard Chapin	5880 N. Williams Dr.	6/9/22
	Monica Chapin	5880 N. Williams Dr.	6/9/22
	GEORGE RUDASILL	515 E RUDASILL RD	6/9/22







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Signature (ink, no digital)	Printed Name	Address	Date
	KRISTEN THACKER	209 E. RUDASILL RD. TUCSON, AZ 85704-6024	8/14/22
	David Larson	209 E Rudasill Rd TUCSON, AZ 85704	19 Aug 2022
	MARK D. AXMAN	101 E RUDASILL RD #2 TUCSON, AZ 85704	09/10/22
	M. Jean Young	55 E. RUDASILL RD. TUCSON, AZ 85704	9/4/22
	Judith G. Busche	111 E. RUDASILL RD. # TUCSON, AZ 85704	9/11/22
	Sherri Hasbrouck	135 E RUDASILL RD TUCSON AZ 85704	9/6/22
	Michael Jwehelen	155 E. RUDASILL RD TUCSON, AZ	9/7/22
	CHRIS K GOODWILL	1111 E RUDASILL RD TUCSON AZ 85704	9/12/22



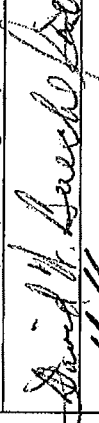
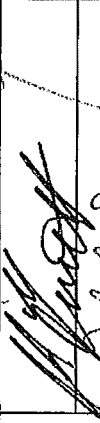
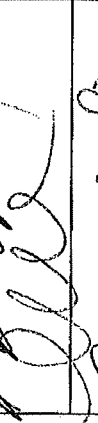








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Signature (Ink, no digital)	Printed Name	Address	Date
	David W. Buechler	580 E. Agave Dr.	9-24-22
	Katie Garrett	5207 N. Convent St	9-24-22
	Chris Reynolds	5401 N. Maria Dr 85704	9-24-22
	Susan E Sisler	320 E. Canyon View 85704	9-24-22
	Thomas C Scarborough	610 E Canyon View Dr 85704	9/24/22

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Signature (Ink, no digital)	Printed Name	Address	Date
	Joyce Barrig	361 E. Yvon Dr 85704	9/24/22
	Edith Ann Montgomery	447 E Canyon View Place 85704	9/24/22
	Stacia Almqvist	5275 N Genematas Dr 85704	9/24/22
	Jeff Almqvist	5275 N Genematas Dr 85704	9/24/22
	Heather Wilson	361 E Yvon Dr 85704	9/24/22
	SCOTT M. RVTH	320 E. CANYON VIEW DR. 85704	9/24/22
	Stacey A Sullivan	5980N Genematas Dr. 85704	9/24/22



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>[Handwritten Signature]</i>	D. W. DeYoung	Tucson AZ 85704 575 E CANYON VIEW DR	7/18/22
<i>[Handwritten Signature]</i>	KAREN DeYoung	TUCSON AZ 575 E Canyon View Dr 85704	7/18/22



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (ink, no digital)	Printed Name	Address	Date
<i>Deborah Ensign</i>	Deborah Ensign	5217 N. Tigua Dr., Tucson AZ 85704	6/15/22
<i>Katherine S. Carey</i>	Katherine S. Carey	5218 N. Tigua Dr. Tucson, AZ 85704	6/15/2022
<i>Cynthia P. Gardiner</i>	Cynthia P. Gardiner	5072 N. Pueblo Villas Dr., Tucson AZ 85704	6/21/22
<i>Christine V. Boone</i>	Christine V. Boone	5187 N. Tigua Dr 85704	6/21/22
<i>Christine V. Boone</i>	Christine V. Boone	5717 N. Genematas Dr, 85704	7/8/22
<i>Robert T. Boone</i>	Robert T. Boone	5717 N. Genematas Dr. 85704	7/8/22



**PROTEST ACTION AGAINST ALLOWING OR AMENDING THE COMMERCE PLAN**

As the undersigned property owners hereby oppose the proposed amendment of the Commerce Plan and the resulting increase in taxes and such of 1.00% at the site of the former Coast Canyon Golf Course by the Grand Canyon U.L. and object to and strongly protest increasing the proposed taxes in the aforementioned area for that property, the object of changes to the current land use designation which are incompatible with how the neighborhood is currently zoned, the protest is presented regarding changes to and the amendment because the development will be located within or very close to the Grand Canyon National Park, which serves as a major wildlife corridor. We believe the proposed plan to use reduced PG so increased the acreage because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, steep curves, and steep grades and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the Commerce Plan to amend the existing Commerce Plan and hereby request that the proposed amendment be rejected and that the Commerce Plan remain subject to PG so that.

Signature (Print or Type)	Printed Name	Address	Date
<i>[Signature]</i>	Patricia Williams	2417 N. Lady Lane, Suite 100	1/15/20
<i>[Signature]</i>	Patricia Williams	2417 N. Lady Lane, Suite 100	1/15/20

\*  
\*

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
	Charles Katzenberg	1431 E VIA COTORRA TUCSON 85718	6/6/22
	PAMELA M. KATZENBERG	1431 E. VIA COTORRA, TUCSON 85718	6/6/22
	ROBERT BOLTON	5420 N. MAJAN DR. TUCSON AZ 85720	6/9/22
	M. Jeanine Kingsober	285 E. RUDASILL RD TUCSON 85704	6-9-22
	P. T. Kingsolve	285 E RUDASILL Rd TUCSON 85704	6-9-22
	Mary Ellen Reynolds	515 E N. MARINA DR TUCSON AZ 85704	6/9/22
	Sarah Nadine	5811 N. WILLIAM DR TSN AZ 85704	

*Approved  
forward*

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (link, no digital)	Printed Name	Address	Date
<i>Valerie Smith</i>	VALERIE SMITH	5737 N. Williams Dr. 85704	6/19/22
<i>Mark Sladek</i>	MARK SLADEK	5737 N. Williams Dr.	6/19/22

\*  
\*





**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**



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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Patricia L. McBride</i>	PATRICIA L. MCBRIDE	6207 N. CANYON DR TUBSON, AZ 85704	6/18/22

Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (ink, no digital)	Printed Name	Address	Date
	Thomas C. Scarborough	610 E Canyon View Dr Tucson, AZ 85704	6/21/2022
	HARRIET SCARBOROUGH	610 E. CANYON VIEW DR TUCSON, AZ 85704	6/21/2022








**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (ink, no digital)	Printed Name	Address	Date
Mary Beth Wubker	MARY BETH WUBKER	6098 N. SERENDIPITY LANE (at)	6/9
Gail Wright	Gail Wright	6090 N. Serendipity Lane (at)	6/9
Diane Foery	DIANE FOERY	580 E CANYON VIEW DR	6/9
Jeff Vollin	Jeff Vollin	580 E Canyon View Dr	6/9
Gwendolyn Abraham	Gwendolyn Abraham	660 E RUDASILL RD 85704	6/9








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Signature (ink, no digital)	Printed Name	Address	Date
	Mary Alongi	101 W. Yvon Drive	6/7/22
	Martin Alongi	101 W. Yvon Drive	6/7/22
	Melinda D. Curtin	101 W. Yvon Drive	6/7/22

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Signature (Ink, no digital)	Printed Name	Address	Date
	BENTE JENSEN	171 E. YVON DR.	5/6-2023
	JOHNNY JENSEN	171 E. YVON DR.	5/6-2023
	Dawn Graves	150 E. RUDASILL	6/9/2022
	BARBARA L. BOLTON	5420 N. MARIA DRIVE	6/9/22
	Joan E. Scott	5501 N. Maria Dr.	6-9-22
	Bill Broyles	5501 North Maria 85704	9 June 22
	MARK MURPHY	5202 N. GENE MARA	6/9/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Mary Clare Jacobs</i>	MARY CLARE JACOBS	5250 North MARIA DRIVE TUCSON, AZ. 85704	6/6/2022
<i>Jeffrey D. Wiese</i>	JEFFREY D. WIESE	5250 N. MARIA DR. TUCSON, AZ. 85704	6-6-22
<i>Jo Harms</i>	JO HARMS	5301 N. MARIA DR TUCSON AZ 85704	6-6-22
<i>Daniel Harms</i>	Daniel Harms	5301 N. Maria Dr Tucson AZ 85704	6-6-22
<i>Guy Rentrfo</i>	GUY RENTFRO	5301 N. MARIA DR TUCSON AZ 85704	6-6-22
<i>Rebecca Foreman</i>	Rebecca Foreman	5520 N. Agave Dr TUCSON, AZ 85704	6/8/22













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Signature (Ink, no digital)	Printed Name	Address	Date
	Leslie Boyer	480 E Rudasill Rd	Jun 9, 2022
	Connie Unzu	450 E RUDASILL RD	JUN 9, 2022
	GABRIEL CHOEZA	450 E. RUDASILL RD	JUN 9, 2022
	Georgiana Boyer	500 E. RUDASILL RD	June 9 2022
	EDITH S. LOWELL	342 E. RUDASILL Rd.	June 9, 2022
	Ardeth P. Arnold	201 E. RUDASILL ROAD	6/9/2022
	L. CURTIS ARNOLD	201 E. RUDASILL RD	6/9/2022
	ALLENE RIBBEN	205 E RUDASILL RD	6/9/2022

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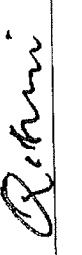
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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Cheryl Guenther</i>	Cheryl Guenther	6045 N. Canyon Dr	6/7/22
<i>Elizabeth M. Leppert</i>	Elizabeth M. Leppert	6045 N. Canyon Dr	6/7/22
<i>John S. Abbott</i>	John Abbott	6125 N. Canyon Dr 85704	6-7-22
<i>Joseph Santamaro</i>	Joseph Santamaro	6115 N. Canyon Dr 85704	6/7/22
<i>Julia Oglebay</i>	JULIA OGEBAY	531 E Roberta Cir. TSN 85704	6/7/22
<i>Gary Oglebay</i>	GARY OGEBAY	531 E. ROBERTA CIR. TSN 85704	6/7/22
<i>Tom Colby</i>	Tom Colby	303 E RUDASILL	6-7-22
<i>Derek Guenther</i>	DEREK GUENTHER	6045 N. CANYON DR	6/9/22

Print copy of petition and ink signatures only.

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Signature (Ink, no digital)	Printed Name	Address	Date
	SCOTT R. MURRAY	540 E AGAVE DR., TUCSON	6/6/22
	RUOLING GUO	540 E AGAVE DR., TUCSON	6/6/22
	MARTIN TIERMAN	1760 W. RUDASILL RD. TUCSON AZ, 85704	6/7/22
	HUI TIERMAN	1760 W. RUDASILL RD. TUCSON AZ, 85704	6/7/22



























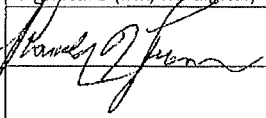
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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Shereei Hasbrouck</i>	Shereei Hasbrouck	135 E RUDASILL	6/7/22
<i>Chris Tisch</i>	Chris Tisch	275 E. RUDASILL	6/7/22
<i>Jordan</i>	Jordan Misner	275 E RUDASILL RD	6/7/22
<i>Judith D. Busche</i>	Judith G. Busche	111 E. RUDASILL Ad.	6/7/22
<i>Margaret Allens</i>	Margaret Collins	75 E RUDASILL RD	6/7/22
<i>M. Jean Young</i>	M. Jean Young	55 E. RUDASILL RD.	6/7/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**


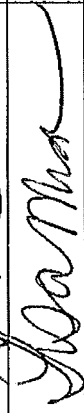


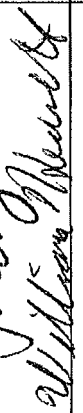

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Signature (Ink, no digital)	Printed Name	Address	Date
	Ronald J. Foreman	5320 N. Agave Dr.	6/11/22



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Signature (Ink, no digital)	Printed Name	Address	Date
	Scott B Meeker	75W. Yuon Dr 85704	6-5-22
	Lisa Medved	75W Yuon Dr 85704	6-5-22
	Carol DeAngeli	5459 N. Agave Dr 85704	6-15-22
	E.J. DeAngeli	5459 N. Agave Dr. 85704	6-10-22
	William Hewette	565 E Agave Dr 85704	6-11-22
	Norme Hewette	565 E Agave Dr 85704	6-11-22






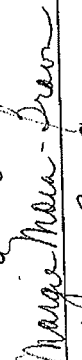








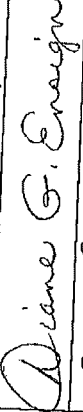

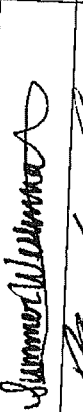


**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
	DAVID BROWN	5467 N. Agave Dr. Tucson, AZ 85704	6/16/22
	Margie Mora-Brown	5467 North Agave Dr. Tucson, AZ 85704	6/17/22
	Kara L. Coate	5410 N. Maria Tucson Az 85704	6/17/22
	Leisa Forman	5719 N. Genemator Dr	6/17/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (ink, no digital)	Printed Name	Address	Date
	DIANE G. ENSIGN	5556 N. MARIA DR, TUCSON, AZ. 85704	6-9-22
	Peter H. Bodnarek	5556 N Maria Dr TUCSON, AZ 85704	6-9-2022
	Summer Westmoreland	5960 N. MARIA DR TUCSON AZ 85704	6/17/22
	Bill Westmoreland	5560 N. Maria Dr Tucson, AZ 85704	6/17/22
	Krista Westmoreland	5560 N. Maria Dr. Tucson, AZ 85704	6/17/22

Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
	Sheryl Butler	6535 N Camino Arturo 85718	6/9/22
	Donald Butler II	6535 N Camino Arturo 85718	6/9/22
	Britney Gradillas	5520 N. MARIA DRIVE 85704	6/11/22
	Ernie Gradillas	5520 N. MARIA DRIVE 85704	6/11/22