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

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

September 15, 2013

Dear Mr. Carroll,

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

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

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

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

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

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

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

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

Please represent us as we have elected you to do.

Respectfully,

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

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

11 August 2013

To the Board of Supervisors,

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

Desert Willow was no longer a Guest Ranch in the 1960's* and Amity did not begin their operation until the 1980's and occupied the place until the 1990's. To the best of my knowledge Rick Price has owned the property for about ~~four~~ 2 or ~~five~~ 3 years and when he bought it there had already been dumping on the land that I am sure he must have been aware of. As you can see the property has been vacant for long periods of time with no fences nor any 'No trespassing' signs. Now
I am not saying that anyone has the right to meander about on another's land without permission and of course the desert is not a place people should dump his or her unwanted junk.

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

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

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

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

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

SEP 16'13PM04:19PCULKOP

Pima County Board of Supervisors
Ally Miller, District 1
Ramon Valadez, Chairman, District 2
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elias, District 5

September 16, 2013

Subject: Co7-13-07 **Title Security of Arizona TR 2055-E. Tanque Verde Road Plan Amendment**

Attached find petitions signed by ~~111~~ 113 concerned residents and citizens who are in opposition and **STRONGLY PROTEST** the request by Agent WLB Group to amend planned land use intensity designation from RT to LIU-1.2, on 53 acres.

Also attached are maps representing the proposed development site and surrounding community zoning, with the **areas marked in yellow as property owned by residents who STRONGLY OPPOSE** the requested re-zoning. Areas not marked do not imply approval, but rather a lack of time to approach property owners to discuss the proposed changes. As visible from the maps, **the MAJORITY of property owners directly adjacent and many within the 1000' notice area, are in opposition.**

Additionally, **343 letters of protest** signed by concerned valley residents and other citizens who frequent the Tanque Verde Valley to enjoy it's unique character of open spaces and sense of community, were delivered to the Zoning Commission meeting held on July 31, 2013. In a memo to Mr. Ray Carroll dated September 4, 2013, from Arlan Colton, Planning Director, the memo states that "as of September 4, 2013, staff has received approximately 380 form letters and 7 original letters, mostly objecting to the proposed amendment." To clarify, **form letters submitted were in direct protest,** meaning 100% of those, which is nowhere near "mostly objecting," but rather very clearly objecting!

As elected officials, the voices of the existing community need to be heard regarding the potential change and resulting impact in the Tanque Verde Valley area. The most prevalent vital concerns:

- As determined by the Pima County Regional Flood Control District (RFCD) **The Agua Caliente Wash is a designated Major Watercourse, and crosses the site.** Even with the levee built by the county, **the majority of the site remains within floodplain including portions proposed to be LIU 1.2. RFCD recommends denial of this rezoning request.**

- The development site was also historically designated as floodplain by FEMA, until a request from the WLB group was sent to them to re-evaluate that designation, which has subsequently resulted in the removal of the flood plain designation by FEMA, but remains as flood plain as determined by Pima County. How does this happen?

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- The application points out that the Resource Transition designation may be based upon floodplains and riparian habitat. It then claims that neither of these occur on the proposed LIU-1.2 south of the levee. The RFCD disagrees, as this area has not been completely removed from the floodplain by the levee and will not be when the improvements contemplated by the approved CLOMR are in place.
- The current condition of the PCRRH is dependent upon fluctuations in the water table and surface water due to drought as well as pumping.

- Property owners directly across from the proposed development, on the south side of Tanque Verde road, have expressed intense concern regarding the potential for increased run off of heavy rain and flood waters when/if the area is covered with streets and homes, and water will no longer be absorbed by the development area, but be swept south to their properties.

- RFCD stated in the Zoning Commission meeting on July 31, 2013, that even with the spur dyke currently in place, there is the potential for flood waters to go around the east side of the dyke, potentially impacting the existing neighborhoods east and south of the site. This is of great concern to current residents.

- According to the review and comments by the Coalition for Sonoran Desert Protection, "While we appreciate the applicant's stated commitment to conserve the important Riparian area (IRA) located outside of the proposed 53 acre amendment area , the proposed conservation guidelines for the IRA and Biological Core Management Area in the amendment area **falls far short of the minimum conservation guidelines for these CLS land categories.** We were also dismayed by the original amendment proposal that proposed to completely delete the IRA and Biological Core Areas in the amendment area. The CLS has been successfully implemented by the County for the past 13 years, with broad community support. **There fore we recommend full application of the CLS guidelines to the IRA and Biological Core Management Area within the amendment area. "**

- Current residents purchased properties in the Tanque Verde Valley to enjoy low density housing, open spaces, and a particular sense of community at this lower level of population. Resident homes are huge investments and while new neighbors are welcome and encouraged, the request is to maintain low density housing in this area, maintain the integrity and character of the valley, and preserve the riparian and biological core areas.

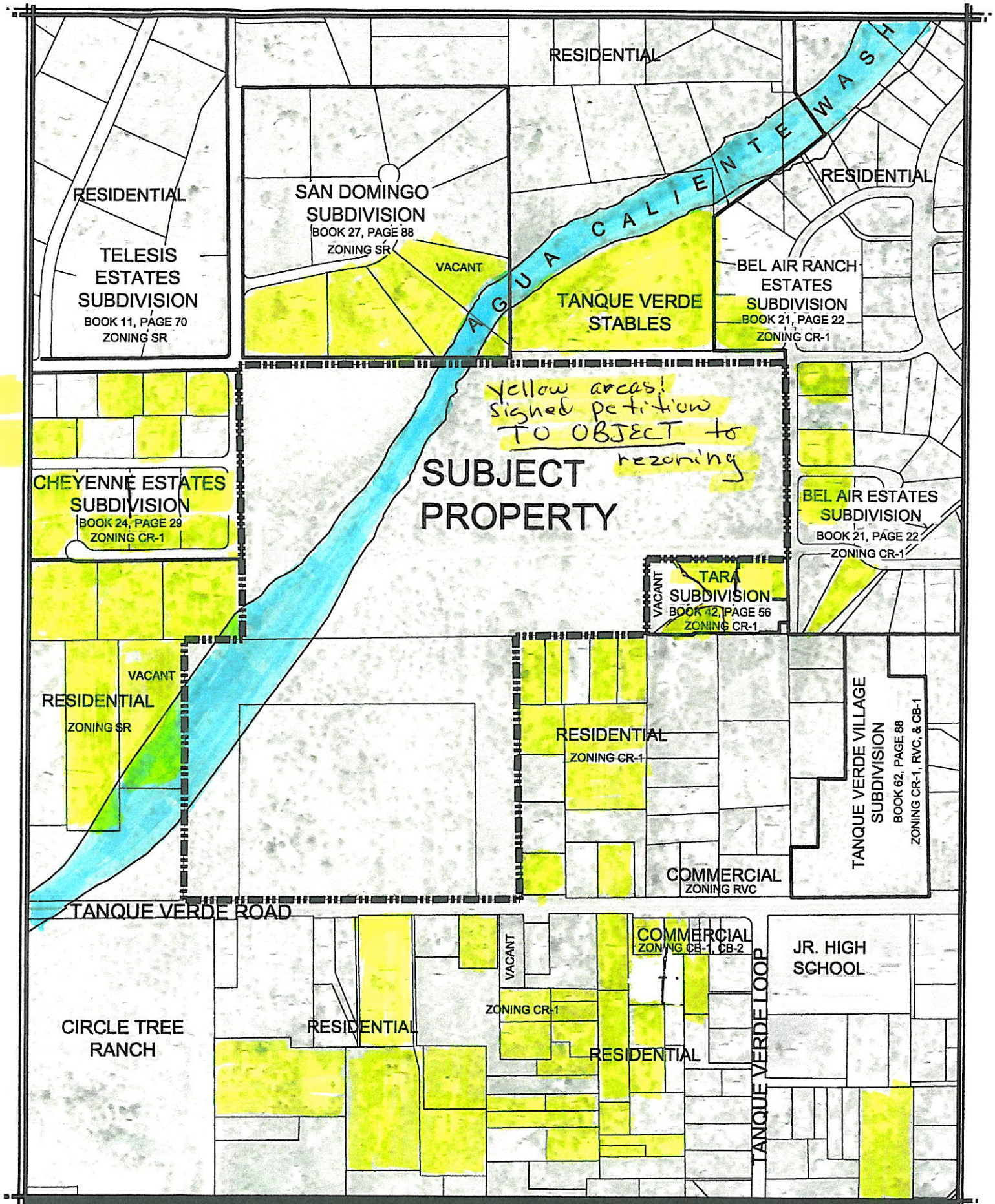
- As currently proposed, there is one entrance planned in to the development site, approximately 1,000 feet east from the bridge. Higher density housing, even with the gate set back, will significantly increase traffic in this area that funnels into a two lane road east of Houghton. Left turns into the two existing driveways located west of the bridge, cause significant traffic back up at core time periods during the day i.e. school hours and travel to/from work. Additionally, this could cause safety problems for school bus stops in this area.

- Zoning regulations are developed to enhance and protect the community, and control development for the greater good. This amendment is not a positive one for the existing community, based on the current community setting, and the

special circumstances faced in an existing floodplain. Changing the zoning, and building homes on a known flood plain and water way, just doesn't make sense.

Please consider the input from the surrounding community regarding the developer's request to amend the zoning.

Respectfully,
Residents and Property Owners in the Tanque Verde Valley represented by our signatures on the attached petitions.



The WLB Group **WLB**

DESERT WILLOW RANCH
EXHIBIT B - EXISTING LAND USES

2013 04 23
Aerial Photo Date = 2012
WLB No. 104016-B-005

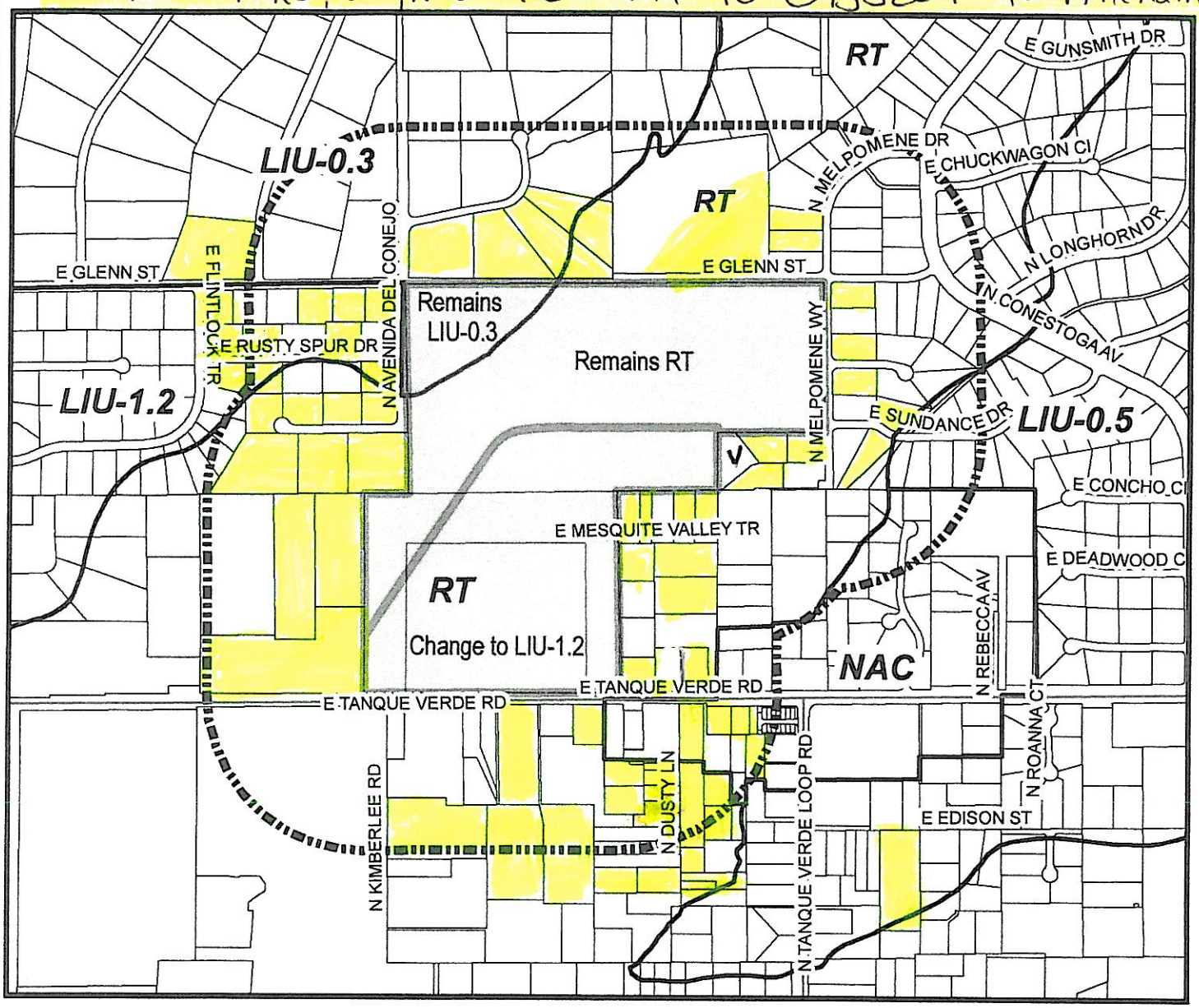
0' 600'

L:\104016\Comprehensive Plan\B - Existing Land Uses.dwg Plotted: Apr. 25, 2013

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Recommended Notice Area

Yellow Areas: Signed Petition TO OBJECT TO Amendment



0 430 860 1,720 Feet

Amendment Area | 1,000' Notice Area | RT Planned Land Use

Taxcodes:
114-57-068A
114-57-069A
114-57-058

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

Request: From Resource Transition (RT)
To Low Intensity Urban 1.2 (LIU-1.2)
+/- 53 Acres of 122-acre project area

Location:
North side of
E. Tanque Verde Road,
approximately 2,300 feet
east of
N. Houghton Road and
1,150 feet west of
N. Tanque Verde Loop Road

THE SEAL OF PIMA COUNTY ARIZONA

Catalina Foothills Subregion
Township 13S, Range 15E, Section 36

Planning and Zoning Commission Hearing: Pending

Map Scale: 12,000

Board of Supervisors Hearing: Pending

Map Date: May 14, 2013

North

X:\Comprehensive Planning...\Co7-13-07\maps \\ jrv

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
Action petitioned for	We, the undersigned, request the Pima County Board of Supervisors, **TO DENY** the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and in effect **to maintain** the current zoning.

Printed Name	Signature	Address	Comment	Date
PAUL MINDER	Paul M	10992 E. TANQUE VERDE		9/15/13
BARBARA M. ADDISON	Barbara M. Addison	2521 N. MESQUITE/HICKET CT.		9/15/13
Mark F. MARBCE	[illegible]	2493 N. MESQUITE/HICKET CT.		9/15/13
Dave Oligmueller	Dave Oligmueller	10800 Tanque Verde Rd.		9/15/13
KERI Oligmueller	Keri Oligmueller	10800 Tanque Verde Rd.		9/15/13
MANUEL ALARCON	Manuel G. Alarcon	10995 TANQUE VERDE RD		9/15/13
BILL PAUL	Bill Paul	11012 TANQUE VERDE RD.		9/15/13
Kimberly Gabany	K G	10884 E Tanque Verde Rd		9/15/13
BRY	BRET R GABANY	" " "		9/15/13
RITA RUH	RITA RUH	2191 N Dusty Lane		9/15/13
JOE GAMEC	Joe Gamez	2161 N Dusty Lane		9/15/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
PAM MINOR		10910 E. TANQUE VERDE -49		9-14-13
"		10920 E. TANQUE VERDE -49		"
"		2291 N. DUSTY LN, TUC -49		"
"		TAX CODE 133-02-0250 -49		"
ROBERT MATTHU	Robert Matthu	4701 N SOLOISE TRL		9/14/13
Frank Moreno	Frank Moreno	11050 E. Tanque Verde Rd		9/14/13
ROBERT HARRIS	Robert P. Harris	11144 E EDISON		9/14/13
Scott R Cordier	Scott R Cordier	10980 E Tanque Verde		9/14/2013
ALEX DIAZ	Alex Diaz	2291 N Dusty LN		9-14-13
Suzanne L. Goode	Suzanne L. Goode	2230 N. Kimberlee		9-14-13
Rosa Figueroa	Rosa Figueroa	2271 N. Dusty LN		9-15-13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Kermit Hardy	[illegible]	10736 E Calle San Domingo	Don't like the rezoning	9-14-13
Robin D. Hardy	Robin Hardy	10722 E. Calle San Domingo	"	9-14-13
Kermit Hardy	[illegible]	10750 E. Calle San Domingo	"	9-14-13
Robin D. Hardy	Robin Hardy			
Kermit Hardy	[illegible]			
Robin D. Hardy	Robin Hardy			
Alma M Ruiz	Alma M Ruiz	10631 E. Rusty Spur Dr		
Ed F. Ruiz	[illegible]	10631 E Rusty Spur Dr		
Julia Rebert	Julia Rebert	12420 E Gold dust	" "	9.14.13
Treber Rebert	[illegible]	12420 E. Gold Dust	" "	9-14-13
LARRY DENZLER	Larry D. Denzler	10708 E CALLE SAN DOMINGO	TUCSON, AZ	9-15-13
Sara Denzler	Sara J Denzler	10708 E. Calle San Domingo	" "	9-15-13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
LEWIS C GRUBB		10621 E. SUNDANCE CIR TUCSON, AZ 85749.	DO NOT ALLOW THE DEPETION OF OUR RIPARIAN AREAS	9-10-2013
Carol GRUBB	Carol	10621 E. Sundance Cir TUCSON AZ 85749	why build in a floodplain and in turn destroy riparian areas.	9-10-2013
T. Guy Bitter		10500 E. RUSTY SPUR DR TUCSON, AZ 85749	Keep Zoning same as currently zoned	9-10-2013
Deborah L. Bitter		10500 E. RUSTY SPUR DR TUCSON AZ 85749	Same as above	9-10-2013
Heide Foy		10540 E Rusty Spur Dr. Tucson AZ 85749	Keep zoning as it currently is	9-13-2013
Nick Foy		10540 E RUSTY SPUR DR. TUCSON AZ 85749.	—"—	9-13-2013
Kent Robertson		10519 E. Tanque Verde Tucson AZ 85749	leave us alone	9/15/13
S. Starr Campbell		10519 E. Tanque Verde Tucson AZ 85749	leave the land!	9/15/13
Mark Rudd		10517 E Tanque Verde Tucson AZ 85749	" "	9/15/13
Robert Campbell		10517 E. Tanque Verde Tucson AZ 85749	leave the land	9/15/13
DESNIE BEAR		12050 E. Prince Rd TUCSON AZ 85749	Leave the Land open	9/15/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
GUSTAVE HULKOWER	Gustave Hulkower	2801 N. Melpomene Dr.		9-14-13
MARILYN HULKOWER	Marilyn Hulkower	2801 N. Melpomene Dr		9-14-13
JAMES POLLOW	James Pollow	11100 E Sylene		9/14/13
MARCUS JOHNSON	[illegible]	11101 E RUSTY SPUR PL		9/14/13
Ellen Potts	Ellen Potts	11102 E. Rusty Spur Pl.		9/14/13
Emily Potts	Emily Potts	11102 E. Rusty Spur Pl		9/14/13
Andy Miller	Andy Miller	11150 E Sundance		9/14/13
Karen Tashner	Karen Tashner	2645 N. Melpomene		9/14/13
MARIA O'REGAN	Maria O'Regan	11050 E. Melpomene Pl		9/14/13
NATALIE O'REGAN	Natalie O'Regan	11050 E Melpomene Pl		9/14/13
Gloria Cokkinos	[illegible]	11155 E. Sundance Dr.		9/14/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Robert Wilders		10601 E. Sundance Cir		9/13/13
JAMES CHAPMAN		10601 E. SUNDANCE CIR		9-13-13
JENNIE Christensen		10600 E. Sundance Cir		9-13-13
DALE CHRISTENSEN	Dale Christensen	10600 E. Sundance Cir		9-13-13
Scott Lopez		10600 E. Sundance Cir		9-13-13
Robert Olson		10641 E. Sundance Cir		9-13-13
Tami Olson		10641 E Sundance Cir		9-13-13
MARVIN Weisenberger		10620 E Sundance Dr.		9-14-13
Judith Weisenberger		10620 E. Sundance Dr		9-14-13
Todd Hartman		10650 E Sundance Circle		9/14/13
Jo Hartman	Jo Hartman	10650 E Sundance Cir		9-14-13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Rodney Peters	[illegible]	2811 N. Melpomene Dr	Do not like it	9-14-13
Dena Tinsley	Dena Tinsley	5617 E. Spring St.	My family live in Belair	9-14-13
Colleen Peters	[illegible]	2811 N. Melpomene Dr.	Absolutely NOT!	9.14.13
Kathleen Gilbertson	[illegible]	5937 E. Lester	This is A Very Special area as is!	9-14-13
Morgan Levis	Morgan [illegible]	5942 E. Calle Silvosa Tucson, 85711	Space is good! :)	9-14-13
Melodie Gilberton	Melodie Gilberton	9025 E. Berkshire Dr. Tucson	Family lives in Belair	9-14-13
Lindsay Ann Pastirik	[illegible]	10662 E Glenn St	Not right for our area	9/14/13
MIKE PASTIRIK	[illegible]	" "	Stick To The zoning	9/14/13
Doris Bear	Doris Bear	12250 E. Prince Rd.	Keep the zoning rural	9/15/13
Betty L. Knapp	Betty L. Knapp	4625 N. Palisade Dr.	NO; need open space for activities horses	9/15/13
Gayther Lotta	[illegible]	85381 N Avenida Colina	OPEN SPACE HABITAT PROTECTION MULTI USE HIKING, RIDING (Horse)	9/15/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
Action petitioned for	We, the undersigned, request the Pima County Board of Supervisors, **TO DENY** the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and in effect **to maintain** the current zoning.

Printed Name	Signature	Address	Comment	Date
Leslie Holmes		Tucson, AZ 85749 10519 E Tanque Verde Rd		9/15/13
Lynn Eichling		Tucson, AZ 85749 5071 N. Bear Canyon		9/15/13
Rachel Bliss		Tucson, AZ 85749 10661 E. Sundance Circle		9/15/13
George Bliss		10661 E Sundance 85749		9/15/13
Kelly Scott		10660 E rusty spur dr		9-15-13
CARRIE Scott		10660 E Rusty Spur DR		9/15/13
JEFF M. Miller		10601 E. Rusty Spur Dr		9/15/13
PAM MILLER		10601 E RUSTY SPUR DR		9/15/13
MICHAEL BOYD		10505 E RUSTY SPUR DR		9.15.2013
LARRY MARTIN		10442 E GLENN		9-15-2013
BARBARA MARTIN		10442 E. Glenn		9-15-2013

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
Action petitioned for	We, the undersigned, request the Pima County Board of Supervisors, **TO DENY** the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and in effect **to maintain** the current zoning.

Printed Name	Signature	Address	Comment	Date
Jeri M Gramos	Jeri M Gramos	10500 E Glenn St.		9-15-13
Bobby J Gramos	Bobby J Gramos	10500 E Glenn St		9/15/13
Heidi Meier Meier	Heidi Meier	10505 E Glenn St		9/15/13
Ken Roughton	Ken Roughton	10505 E Glenn St		9/15/13
James P. Mulvey	James P. Mulvey	10602 E Glenn St		9/15/13
O. Paige Farmer	O. Paige Farmer	10602 E. Glenn St		9/15/2013
Thomas J. Swanton	Thomas J. Swanton	10632 E Glenn St		9/15/2013
Ruth A. Swanton	Ruth A. Swanton	10632 E. Glenn St.		9/15/2013
David Sanch	David Sanch	11051 E. Melpomene Pl.		9/15/13
Dennis G. Gole	Dennis G. Gole	11099 E. Glenn St		9/15/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Paul Vollmer	Paul Vollmer	10953 E. Mesquite Valley Trl Tucson 85749		9/14/13
April Rawluszki	April Rawluszki	10953 E. Mesquite Valley Trail Tucson, AZ 85749		9/14/13
Robert Webb	R W Webb	10913 E Mesquite Valley Tucson, AZ 85749		9/15/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2)**, and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Paul Ramirez	[illegible]	2410 N. Willow Ranch Rd.		9-14-13
Tina Mead-Ramirez	Tina Mead-Ramirez	2410 N. Willow Ranch Rd.		9-14-13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
JANET MACGREGOR	Janet C MacGregor	10957 E. Mesquite Valley Tr Tucson, AZ 85749	The proposed development would negatively impact established homes + environment	9/13/13
Gary Reid	Gary L. Reid	10959 E. Mesquite Valley TR Tucson AZ 85749	Negatively impact quality of life	9/13/13
Aida Reid	[illegible]	10955 E Mesquite Valley TR Tucson Ariz 85749	Opposed to rezoning To high density for area	9/13/13
Virginia Chomiak	Virginia Chomiak	10955 E. Mesquite Valley Trail Tucson, AZ 85749	Opposed to rezoning, keep current zoning, to sustain current environment and community development	9/14/13
GEORGE CHOMIAK	George Chomiak	10955 E. MESQUITE VALLEY TRL. TUCSON - AZ - 85749	KEEP CURRENT ZONING - THIS WILL HAVE A NEGATIVE IMPACT ON PROPERTY VALUES	9/14/13

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2)**, and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
Donna Winters Mattingly	Donna Winters Mattingly	2540 N. Willow Ranch Rd.		9/13/2013
Garrel C. Mattingly	Garrel C. Mattingly	2540 N. Willow Ranch Rd.		9/13/2013

PETITION TO OBJECT to the request to amend the Comprehensive Plan Land Use designation **from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2),** and **REQUEST TO DENY** the applicant's stated intent to rezone to LIU-1.2. **See Attached Map**

RE:Co7-13-07 Title Security of Arizona TR2055-E Tanque Verde Road Plan Amendment

Petition summary and background	As residents of the Tanque Verde Valley, **we strongly protest the requested zoning amendment** for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for **overall denial** of the amendment by PCRFCD as the majority of the site remains within floodplain.
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Printed Name	Signature	Address	Comment	Date
James Nilson	[illegible]	2250 N. Dusty LN.		9-16-13
Josiah Loring	[illegible]	10858 E Tanque Verde		9/16/13
Carol Scannell	Carol Scannell	10810 Tanque Verde		9-16-13
Connie Gamez	[illegible]	2160 N. Dusty Ln		9-16-13
Robert Morrison	[illegible]	2131 N. Dusty Ln.		9-16-13
Debra Shea	Debra Shea	2130 N. Dusty Ln.		9-16-13
Jonathan Schamp	[illegible]	11030 E. Tanque Verde		9-16-13

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

Petition summary and background	As residents of the Tanque Verde Valley, we strongly protest the requested zoning amendment for the E. Tanque Verde Road Plan, known as the Desert Willow Ranch development, located approximately 2,300 feet east of North Houghton Road in the Catalina Foothills Subregion. If approved, the proposed rezoning will: 1) significantly alter the character of the established existing community, known for low density housing 2) Irreversibly alter the natural landscape and riparian habitat within the designated area 3) Disregard the recommendation for overall denial of the amendment by PCRFCD as the majority of the site remains within floodplain.
Action petitioned for	We, the undersigned, request the Pima County Board of Supervisors, TO DENY the request to amend the Comprehensive Plan Land Use designation from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU-1.2), and in effect to maintain the current zoning.

Printed Name	Signature	Address	Comment	Date
Karen Kartchner	Karen Kartchner	1942 N. Tanque Verde Lp. Rd. Tucson Az 85749	Strongly protest	9-16-13
Carolie Addison	Carolie Addison	11141 Tanque Verde 85749	also strongly protest	9-16-13