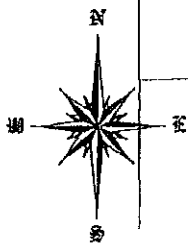


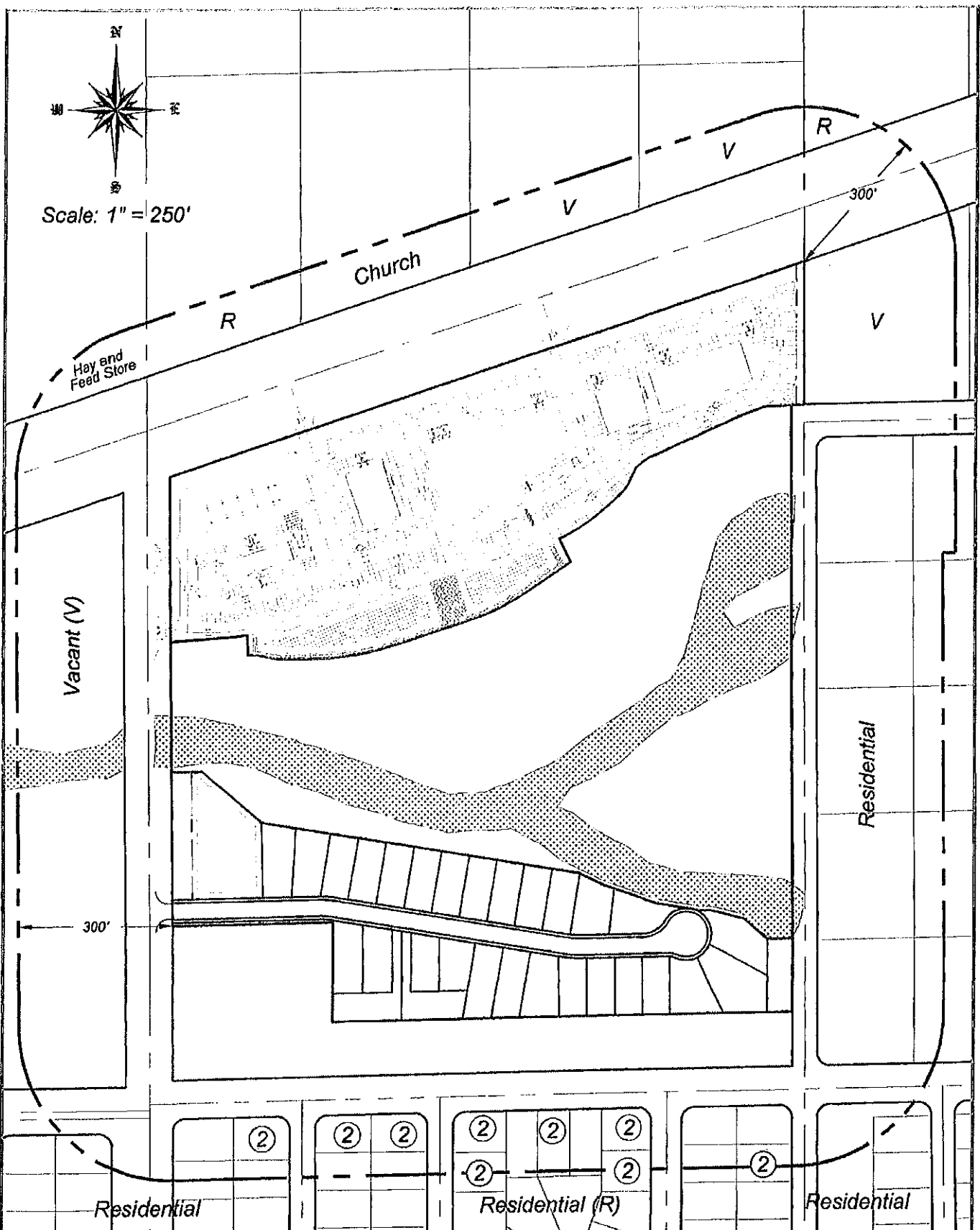
MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13-E, G&SRM, Pima County, AZ.

Exhibit No. II-B.1b
 Preliminary Development Plan



Scale: 1" = 250'



MJMJ CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
Assessor's Parcel #119-45-013A, 34.80
Acres located in the NW 1/4 of Section 31,
T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-B.1k
PDP with 300' Radius

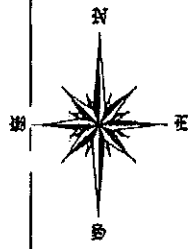
- e. The commercial/transitional (office) development exceeds the required number of 269 per the Shopping Center with less than 400,000 sf factor of 4 per 1000 (per Zoning Code Table 18.75.1). An effort was made to accommodate the parking needs for each pad, and so the actual number of spaces provided is over 400.
- f. Landscaping, in terms of type and density, shall be placed within the bufferyards along the north, west, and east sides of the commercial/office development and within that development per the BOZO and Gateway requirements (see Section II-3 and the Landscape Ordinance.
- g. The site shall contain at least 50% of the site (i.e. $34.13 \times 0.50 = 17.07$) in either natural or functional open space per BOZO, although as explained in Section II-A.3a this can be all functional. See Exhibit II-B.2.g for where this open space is.
- h. See Exhibit II-M.1 for a depiction of the residential detention basin joint recreation use.

II-C. TOPOGRAPHY AND GRADING

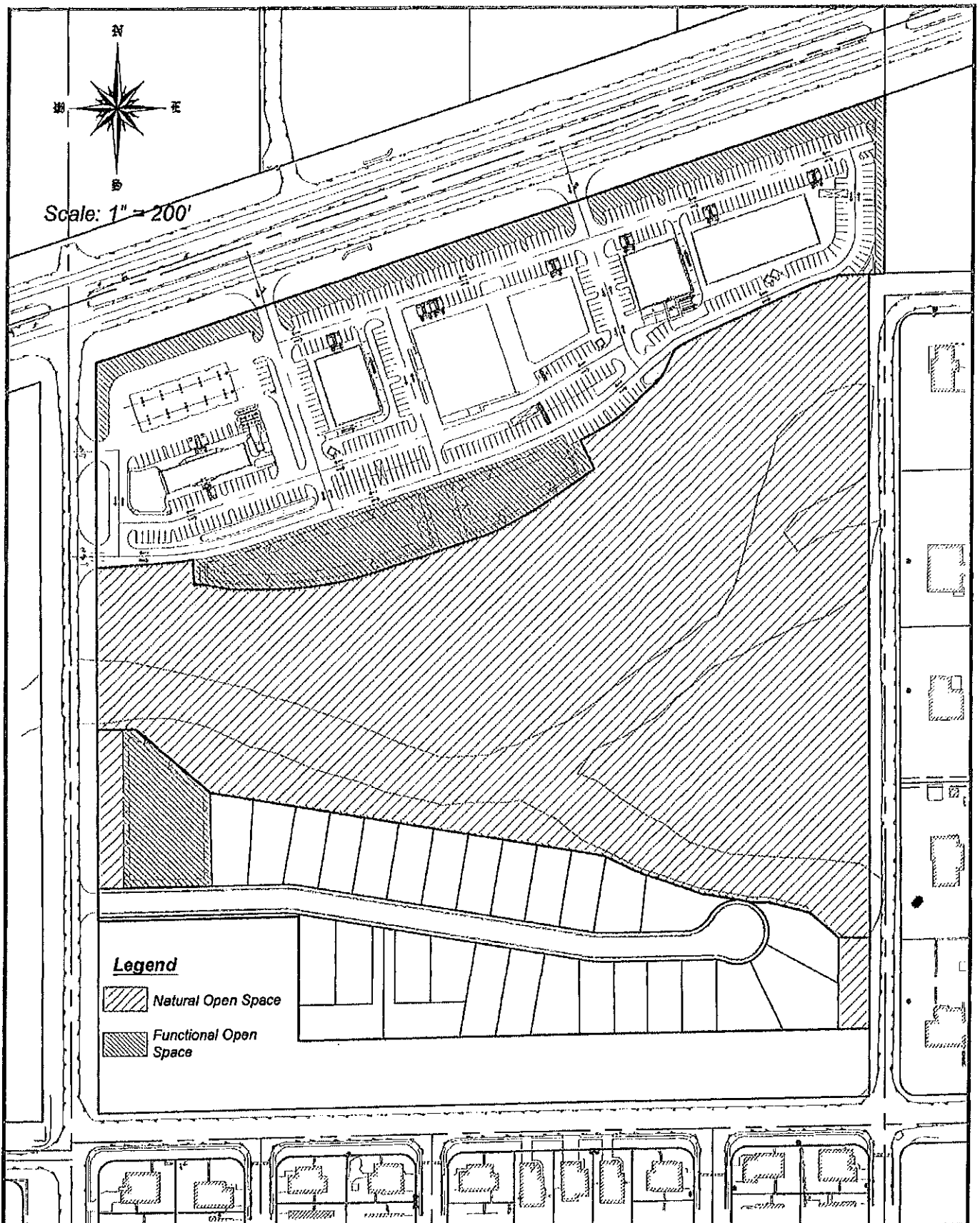
- 1. The site does not contain any slopes of 15 percent or greater.
- 2. There is no need to set aside natural area because of the Hillside Development Zone.
- 3. See Exhibit II-C for the general boundaries of areas designated as 1) natural open space, 2) revegetated, and 3) graded areas. Roughly those areas are estimated to be 16 acres of natural open space, 8 acres of revegetated area, and 10 acres of graded areas.
- 4. No cuts or fills of 5 feet or greater are expected
- 5. The 'cluster option' will not be used.

II-D. HYDROLOGY



- 1. The layout is sensitive to both the regulatory floodplain and the riparian area on the site. The wash, with its 'Proposed Fuller FEMA Line(s)' plus the adjustments to be handled by a second CLOMR), runs from the east and to the west through the site and exits at Camino de Oeste. The commercial/office development lies north of the northerly 'Fuller FEMA line', and the residential development remains south of the southerly 'Proposed Fuller FEMA Line' except for one segment which will be the subject of the second CLOMR. This leaves nearly half of the site within those lines as open space. This area contains the Important Riparian Area (IRA) designated by the Riparian Habitat Ordinance without any disturbance. The flood lines south of the Ajo Hwy box culvert are deleted and will also be the subject of the second CLOMR, with the flow being captured in a new onsite box culvert which will discharge into the open space beyond the commercial detention basin. The additional 100-year floodplain delineated by CMG Drainage near the southerly riparian area is to be reclaimed with the use of bank protection, with this area essentially sheet flow due to its shallow depths.
- 2. Avoidance of the IRA and most of the 'Proposed Fuller FEMA Line' will be achieved, according to the level of analysis conducted so far. The Plan shows the Ajo culvert flow and the main east/west wash flow merged east of Camino de Oeste where under existing conditions they merge just west of Camino de Oeste. The combined conditions are essentially the same as the total of the pre-development separate conditions, adjusted for the time of concentration differentials. The detention basins in both the commercial/office and the residential projects will assist this condition.



Scale: 1" = 200'



Legend




-  Natural Open Space
-  Functional Open Space

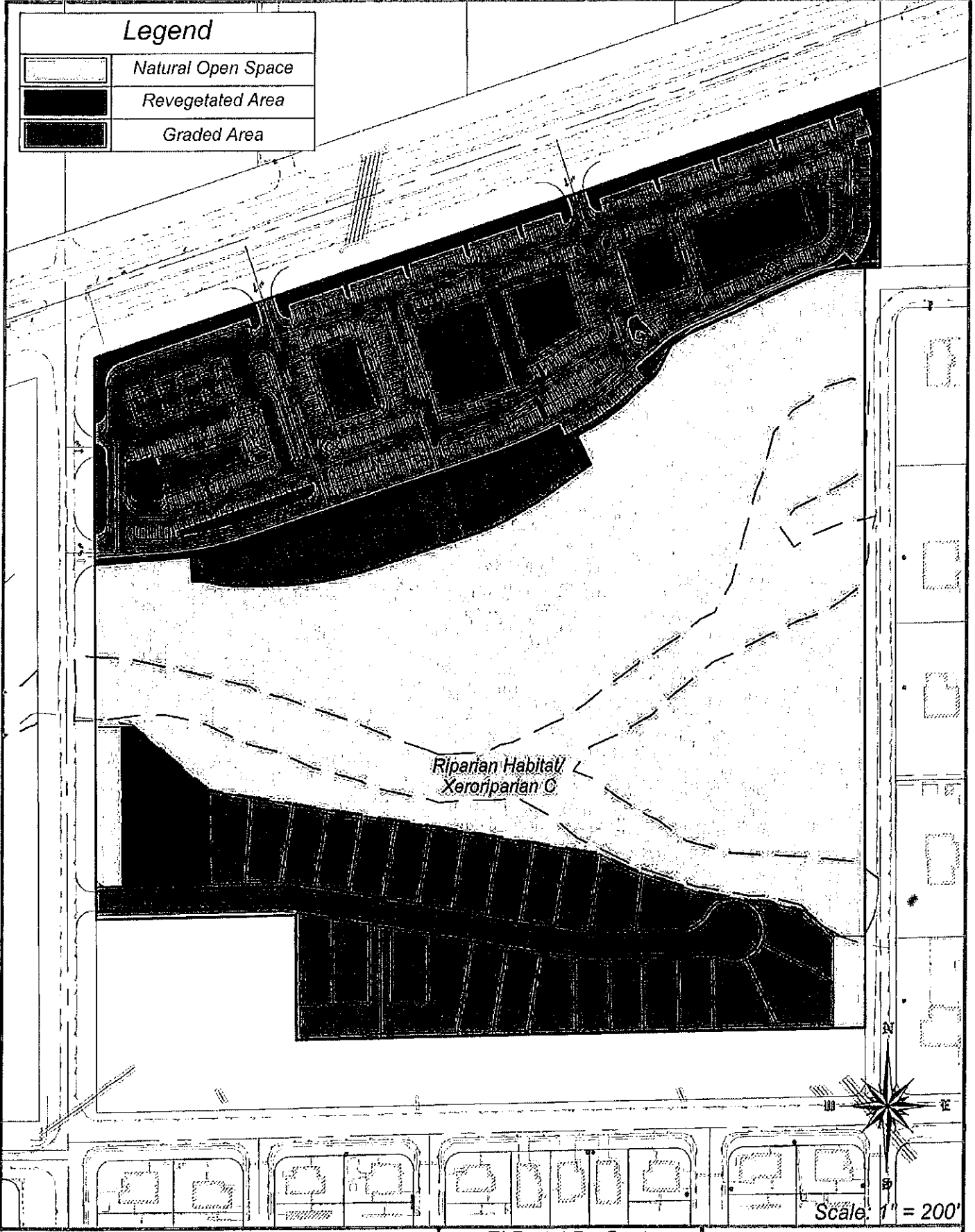
MJMM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
Assessor's Parcel #119-45-013A, 34.80
Acres located in the NW 1/4 of Section 31,
T-14-S, R-13E, G&SRM, Pima County, AZ.

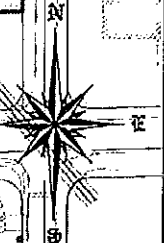
Exhibit No. II-B.2.g
BOZO Open Space

Legend

	Natural Open Space
	Revegetated Area
	Graded Area



Riparian Habitat/
Xeroriparian C

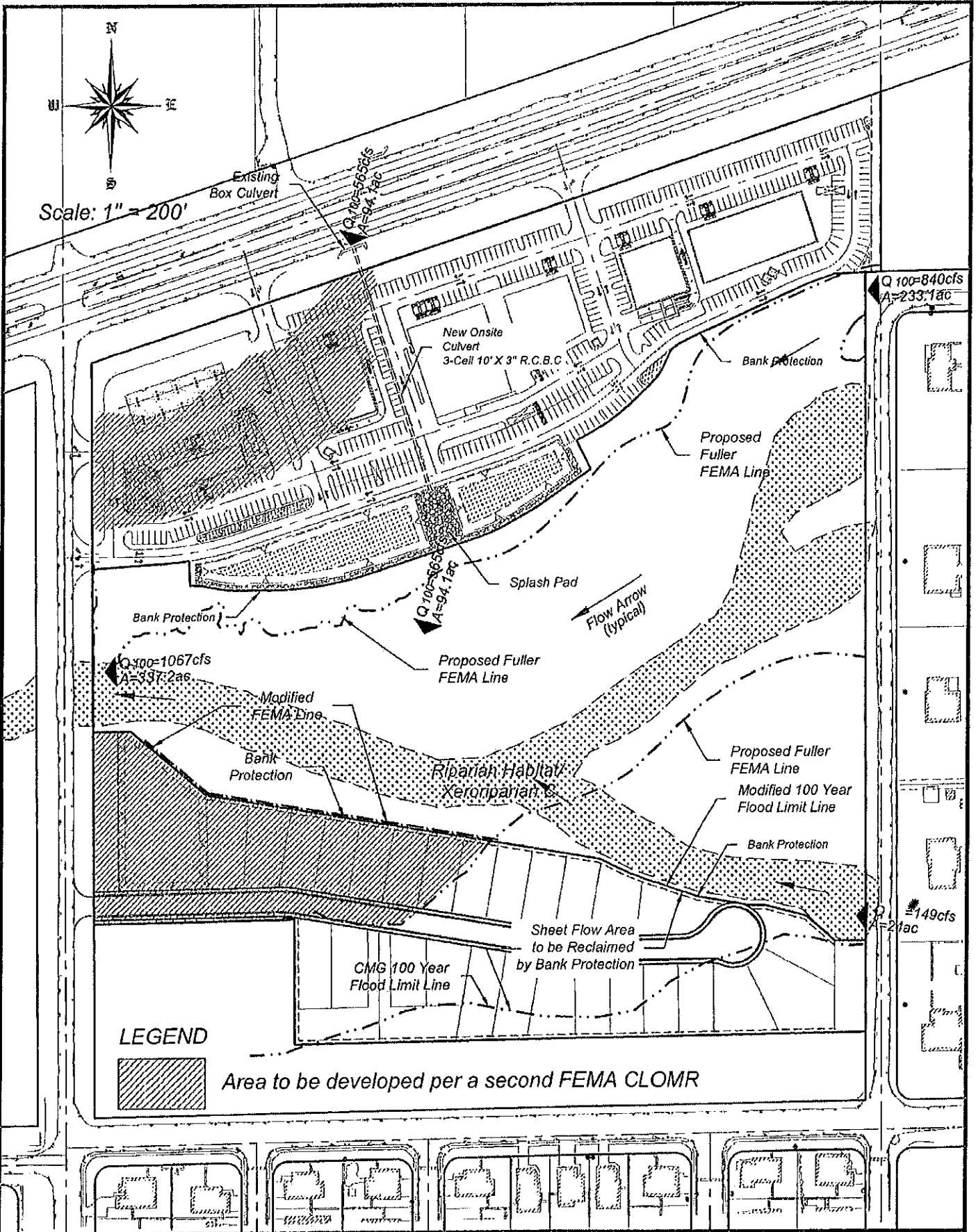


Scale: 1" = 200'

MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-6021

El Portal De Oeste
Assessor's Parcel #119-45-013A, 34.80
Acres located in the NW¼ of Section 31,
T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-C
Preliminary Grading Plan



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5821

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-D
Preliminary Drainage Map

3. Exhibit II-D shows the post-development quantities of flow. These numbers are essentially the same as those under pre-development conditions, when adjusted for time of concentration differentials.
4. Exhibit II-D shows the detentions basins in the commercial/office and the residential developments, designed to mitigate any drainage impacts.
5. The preliminary development plan conforms to all Pima County drainage-related ordinances, policies and standards. There is no special drainage policy in the Southwest Subregion Plan. There is no applicable basin management policy, or a general Pima County flood control policy that relates to the subject property.

II-E. BIOLOGICAL RESOURCES

1. See Exhibit II-E.1 for a graphic response to the biological issues in the Checklist.
 - a. This is moot, as the site is outside of the CLS.
 - b. A complete avoidance of the saguaro population cannot be achieved due to its number and spatial distribution. The site will be subject to the Native Plant Preservation Ordinance at the time of platting. It is anticipated that the 30% Set-Aside Method will be employed. Saguaros will be preserved with the goal of achieving the 80% preserved in place level or transplanted onsite.
 - c. This is moot, as the site does not contain any Ironwoods.
 - d. This is moot, as the site does not appear to contain any Pima Pineapple Cactus.
 - e. This is moot, as the site does not contain any Needle-Spined Pineapple Cactus.
 - f. The site contains one area of Riparian Habitat as shown on Exhibit II-E which is avoided. That area is Xeroriparian C. This same area as well as all of the site is outside of the CLS.
2. This section does not apply as the property is outside of the CLS and unaffected by any Critical Landscape Connection.

II-F. LANDSCAPE AND BUFFER PLAN

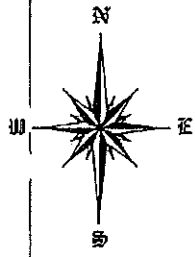
1. Exhibit II-F shows all of the bufferyard locations, and the notes in the center of that exhibit explains each bufferyard in detail.
2. There are no easements, and no setbacks or right-of-way conflict with these bufferyards.
3. Saguaros will be transplanted into the bufferyards, including the 'natural' ones on the east and west sides of the residential development.

II-G. VIEWSHEDS

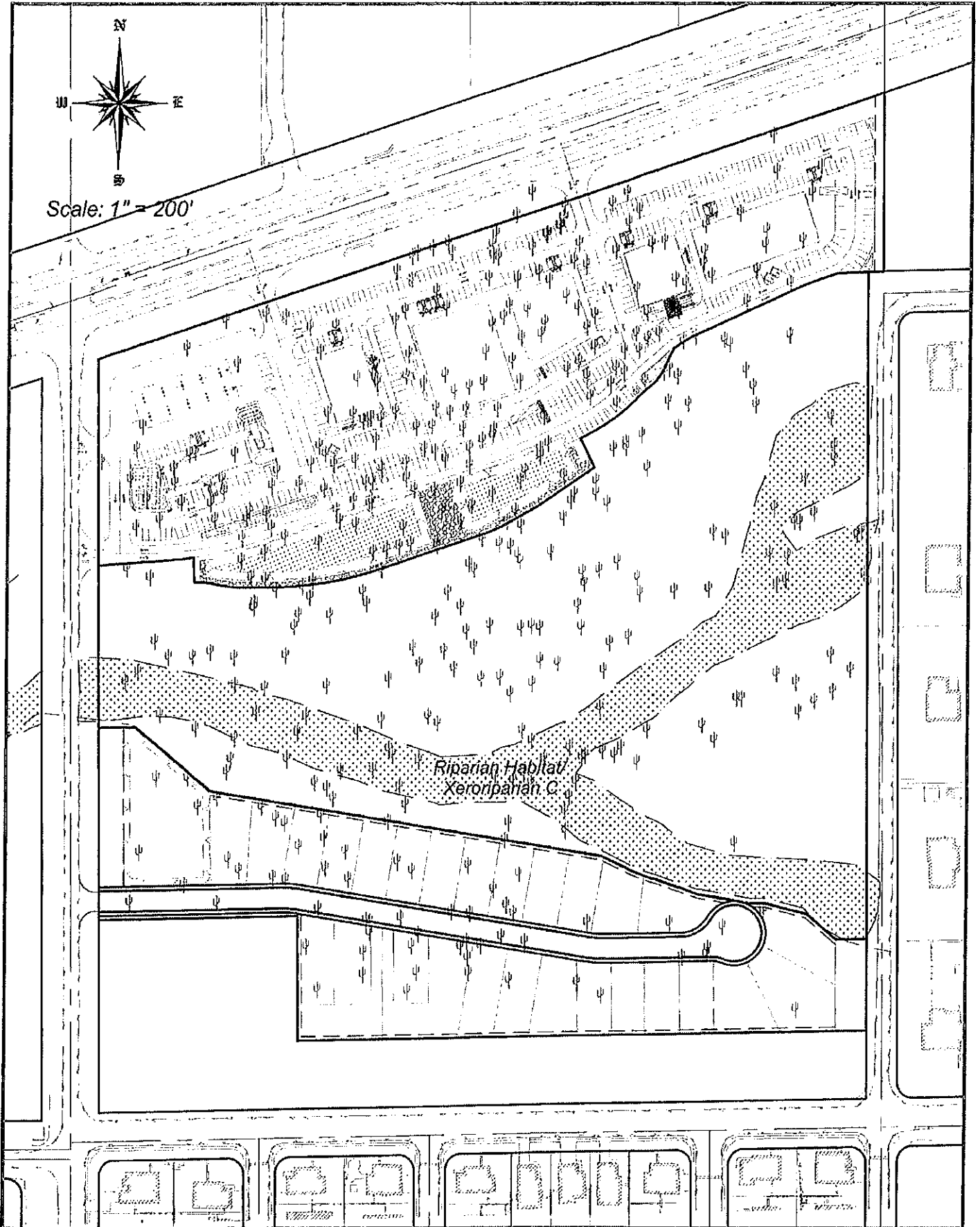
1. The development is not expected to block any significant views or vistas seen from adjacent properties, either close by or remote. The dominant offsite views are of the mountains to the north, southeast, and south.
2. No mitigation measures should be necessary given the conclusion expressed above.

II-H. TRANSPORTATION

1. Exhibit II-H.1 shows two driveways onto Ajo Highway and one onto Camino de Oeste for the commercial/office development. These driveways were all approved by ADOT in connection with the review & approval of a Traffic Study. PCDOT also approved that Traffic Study, as it relates to the commercial driveways and the residential street.



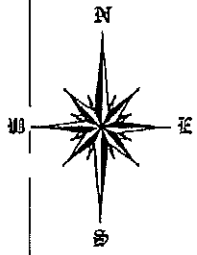
Scale: 1" = 200'



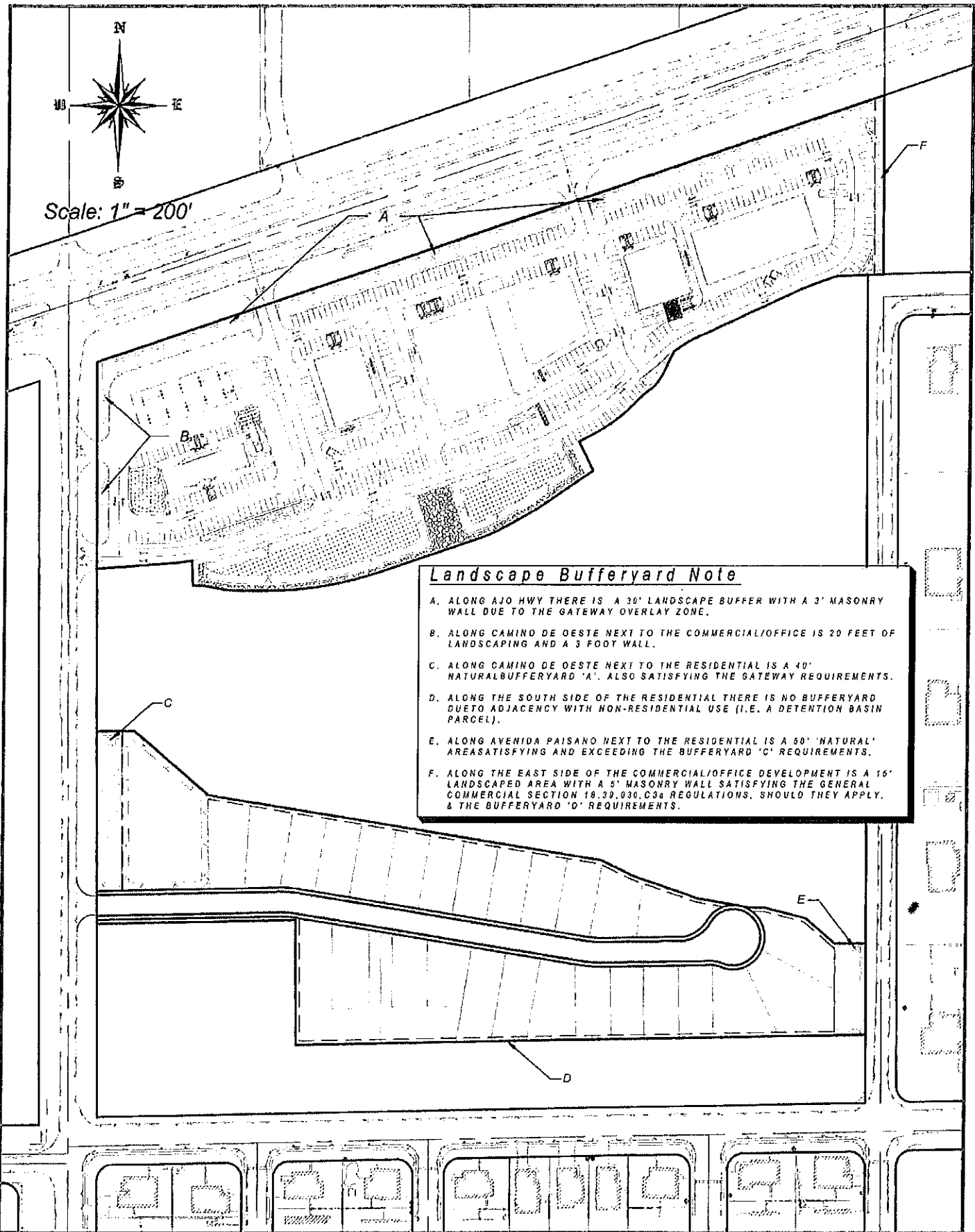
MJMJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
Assessor's Parcel #119-45-013A, 34.80
Acres located in the NW¼ of Section 31,
T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-E
Biological Resources Map



Scale: 1" = 200'



Landscape Bufferyard Note

A. ALONG AJO HWY THERE IS A 30' LANDSCAPE BUFFER WITH A 3' MASONRY WALL DUE TO THE GATEWAY OVERLAY ZONE.

B. ALONG CAMINO DE OESTE NEXT TO THE COMMERCIAL/OFFICE IS 20 FEET OF LANDSCAPING AND A 3 FOOT WALL.

C. ALONG CAMINO DE OESTE NEXT TO THE RESIDENTIAL IS A 40' NATURAL BUFFERYARD 'A'. ALSO SATISFYING THE GATEWAY REQUIREMENTS.

D. ALONG THE SOUTH SIDE OF THE RESIDENTIAL THERE IS NO BUFFERYARD DUE TO ADJACENCY WITH NON-RESIDENTIAL USE (I.E. A DETENTION BASIN PARCEL).

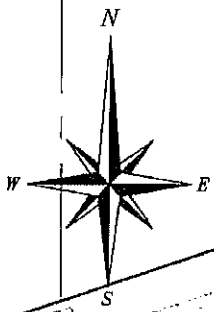
E. ALONG AVENIDA PAISANO NEXT TO THE RESIDENTIAL IS A 50' 'NATURAL' AREA SATISFYING AND EXCEEDING THE BUFFERYARD 'C' REQUIREMENTS.

F. ALONG THE EAST SIDE OF THE COMMERCIAL/OFFICE DEVELOPMENT IS A 15' LANDSCAPED AREA WITH A 5' MASONRY WALL SATISFYING THE GENERAL COMMERCIAL SECTION 16.39.030, C3a REGULATIONS, SHOULD THEY APPLY, & THE BUFFERYARD 'D' REQUIREMENTS.

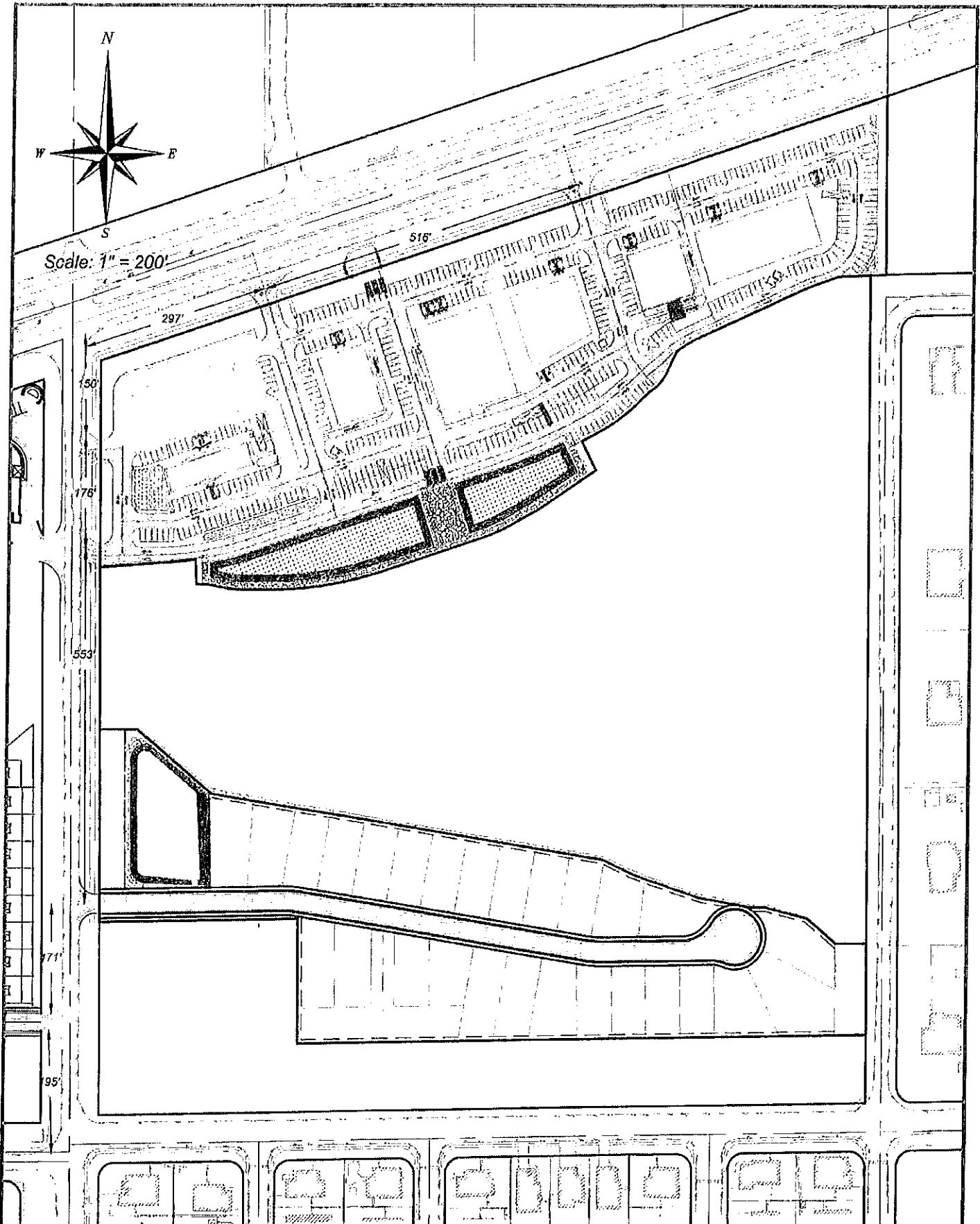
MJMM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-F
 Landscape Bufferyard Map



Scale: 1" = 200'



297'

515'

150'

176'

553'

771'

95'

MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
Assessor's Parcel #119-45-013A, 34.80
Acres located in the NW 1/4 of Section 31,
T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-H.1
Driveways and Streets Map

2. The use of these driveways and the one street are not dependent on any offsite improvements by other parties, however, ADOT has indicated that the developer will be responsible for certain offsite improvements.
3. This subject was addressed in the Traffic Study.
4. The approved Traffic Study shows improvements to Ajo Highway, in terms of the extension & addition of one westbound left turn lane at Camino de Oeste. It also shows improvements to Camino de Oeste, at the Ajo Hwy intersection, with the addition of a median and one southbound lane.
5. The commercial/office development will have pedestrian pathways throughout. The 30' Multi-Use Path along Ajo Highway will also accommodate bike & pedestrian access. The residential street will have a 4' sidewalk on both sides. It does not contain a bike lane. There are no regional pedestrian or bike paths/lanes nearby to tie in to. See Exhibit II-H.5.
6. The one new street within the residential development is a 45-foot right-of-way and is anticipated to be public. The cross-section is the Standard Detail 4.1.
7. The existing roadway facilities adjacent to the property, including that of Ajo Highway, are sufficient with the stated improvements on a phase basis as described in the Traffic Study, and so it is thought the project meets Transportation Concurrency.
8. The TIS was submitted and approved by both ADOT and PCDOT already.
9. The construction of segment of the Greenway Multi-Use Path along Ajo Highway will facilitate pedestrian & bicycle activity.

II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. This does not apply as sewers will be utilized.
2. This does not apply
3. This does not apply

II-J. SEWERS

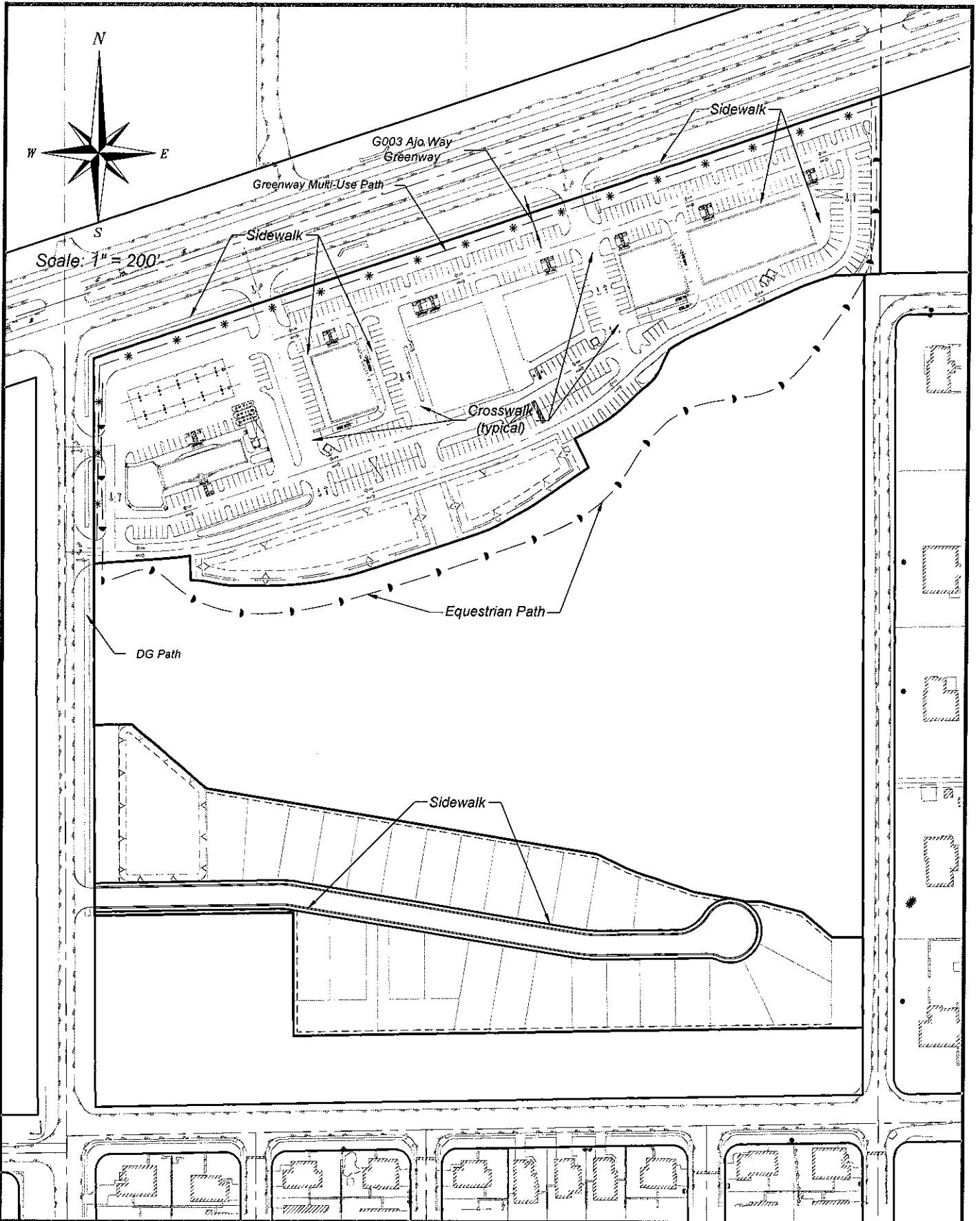
1. Enclosed as Exhibit II-J.1 is the PCRWRD Capacity Response Letter. It states, in part, that "Capacity is currently available for this project..."
2. The property will be served by a connection to the existing 8-inch public sewer line in Calle Don Miguel. The connection will take place, at this point, at Manhole #4435-02.
3. The one onsite sewer line is planned to be located within public right-of-way, for the residential development, and within the internal driveways, for the commercial/office development.
4. This matter is moot as all sewers are anticipated to have gravity flow.

II-K. WATER

1. The Preliminary Integrated Water Management Plan material can be found in Appendix #3.

II-L. SCHOOLS (Only applicable to the Residential Development)

1. There are no schools that are either within or abut the property.
2. Enclosed as Exhibit II-L is a response letter from TUSD regarding school capacity. It addresses all of the topics described in the Checklist.





PIMA COUNTY

WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

August 2, 2016

Michael Marks
MJM Consulting, Inc.
7002 E 4th St
Tucson, AZ 85710

Sewerage Capacity Investigation No. 2016-193 Type I

**RE: El Portal de Oeste, Parcel 11945013A
Estimated Flow 18,094 gpd (ADWF).
P16WC00195**

Greetings:

The above referenced project is tributary to the Avra Valley Water Reclamation Facility.

Capacity is currently available for this project in the public sewer G-97-020, downstream from manhole 4435-02.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

TUCSON UNIFIED
SCHOOL DISTRICT

Department of Engineering, Facilities and Planning
TUSD Planning Services – 606 S. Plumer Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)

To: Michael Marks, AICP
MJM Consulting, Inc.

From: Shaun Brown
Planning Technician

Date: September 9, 2016

Re: Case/Project #:
Project Name: Ajo Hwy & Camino de Oeste
New Units: 29

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2016 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Vesey Elementary	580	701	7	708	128/22%
Valencia Middle	1075	933	4	937	-138/-13%
Cholla High	1500	1887	5	1892	392/26%

Response:

Based on the projected enrollment at TUSD, there is capacity to absorb the impact of the proposed twenty-nine residential lots at Valencia Middle School. However, there is inadequate capacity to absorb the impact of the proposed rezoning for Vesey and Cholla schools. TUSD objects to the rezoning based on the inadequate capacity of the school mention above. Provisions are recommended for funding the schools by the developer to help alleviate the project overcrowding.

Proposed Methods of Mitigation

To help alleviate the projected overcrowding the developer may make voluntary monetary or land contributions (per home) to the affected schools or TUSD.

In addition, the following conditions should be added to the rezoning:

During the development plan stage, the applicant should contact TUSD concerning the provision of adequate space for safe bus stops, bus turnarounds, and pedestrian access to the appropriate schools.

3. Conversations with the TUSD Planning Office were had on September 12 & 13, 2016. The standard School Agreement will be resolved during the development process to address the impact of the projected number of school children relative to the overcapacity issue in the Vesey Elementary and the Cholla High schools. The projected students for Vesey and Cholla are 7 and 5, respectively, which relate to an already overcapacity of 121 & 387, again respectively.

II-M. RECREATION AND TRAILS

1. The commercial/office development will not have any recreation as none are required. The residential development will incorporate recreational use within the detention basin (See Exhibit II-M.1) but otherwise will satisfy any outstanding requirements by way of the in-lieu fee option. Additionally, the overall project will contain the Multi-Use Path along Ajo Highway and an equestrian trail within the open space, satisfying a requirement of the PCNRP&R.
2. The residential detention basin, with the recreation joint use, will be owned by the homeowner's association. The Ajo Hwy Multi-Use Path will be owned by the association of commercial owners. The main internal open space will be made a part of the ownership of the residential subdivision, according to current plans.
3. The Pima Regional Trail System Master Plan shows the Ajo Way Greenway Trail within the subject property along Ajo Highway. Exhibit II-H.5 identifies this proposed trail as well as the associated Greenway Multi-Use Path and Equestrian Path.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

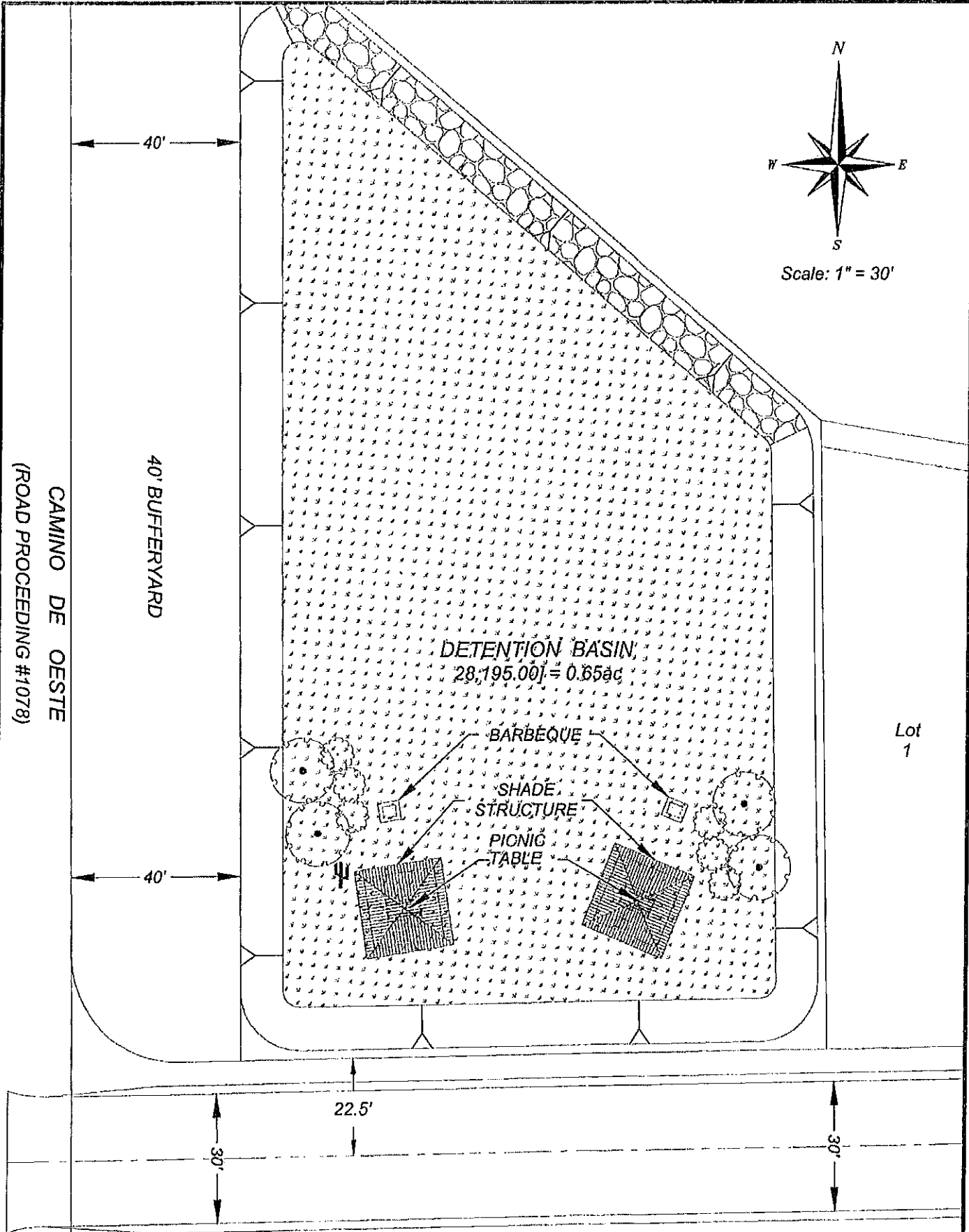
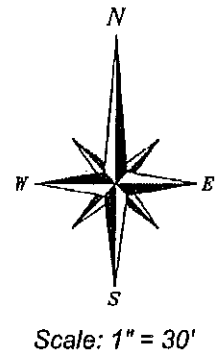
1. The firm of P.A.S.T. has prepared an archaeological study. The results were that there were no archaeological or historic resources on the site. Therefore, there are no resources in need of mitigation.
2. A copy of the report has been submitted to the Cultural Resources Office by way of the Development Services Planning Division.
3. The P.A.S.T. report indicates that there is no need for a mitigation plan.

II-O. ENVIRONMENTAL QUALITY

1. Grading shall take place in accordance with the Pima County Grading Ordinance and the Pima County Air Quality Control permit process. The site, in terms of the construction & paving of the one street and the installation of utilities and the construction of the building pads & driveways, will be done according to approved construction plans and in accordance with the requirements of the Pima County Department of Environmental Quality.
2. A meeting was deemed not to be necessary as neither of the following items applies:
 - a. The proposed use will not be classified per to the Air Quality Code 17.12.140.
 - b. The CB-1 uses will not contain applicable materials, nor be required of such EPCRA reporting.

II-P. AGREEMENTS

1. There have been no discussions with the nearby neighborhoods as of yet. They will take place once the Site Analysis Report proceeds further through the review process.



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-M.1
 Residential Detention Basin Rec Plan

APPENDIX #1

THE PIMA PROSPER SPECIAL AREA POLICIES IN THEIR ORIGINAL FORM

S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

A. Comprehensive Planning:

1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
2. New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap & Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.
3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).

B. Environmental Planning:

At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Regional Flood Control District:

1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
2. Development shall not occur within the Black Wash Administrative Floodway.

D. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP – 21 Kinney and Ajo Activity Center (SW)

General Location

North and south of W. Ajo Highway and east and west of N. Kinney Road, in Section 36, Township 14 South, Range 12 East, and Section 31, Township 14 South, Range 13 East.

Policies

- A. Areas within this Community Activity Center (CAC) not currently zoned commercial, shall be developed for office and other non-retail uses, including apartments. No additional commercial zoning shall be granted.
- B. No additional access from Sheridan Avenue for higher-density residential or non-residential uses shall be allowed. Development shall be encouraged to promote internal circulation.
- C. One story office buildings oriented to the south or accessory parking for the regional shopping center are acceptable on the property adjacent to the Boy Scouts for America (BSA), provided that such development meets the bufferyard requirements of Chapter 18.73 Landscaping, Buffering and Screening Standards.

APPENDIX #2

AN ARGUMENT FOR AN EXCEPTION TO THE STRICT APPLICATION OF REZONING POLICY 21 POLICY A

The essential element of this policy which is in contention is the last sentence of Policy A which reads "No additional commercial zoning shall be granted". To restate the obvious this is a policy and not an ordinance, so while I'm not suggesting it should be dismissed without cause I am suggesting it is not obligatory and that it must be considered in context and evaluated in light of the arguments presented below.

1. The Policy is outdated as it relates to the subject property

This Policy was adopted by Pima County along with the original Comprehensive Plan in 2002. Since then substantial growth has occurred in the general area. Since then the traffic on Ajo Highway has continued to increase. Since then a traffic signal has been installed, in 2010, which recognizes the significance of the Ajo & Camino de Oeste intersection. These changes make this policy no longer appropriate. These conditions, and others, make the Ajo Highway frontage properties less suitable for residential uses and more suitable for commercial uses.

2. The Project is a Multi-Use Development

A Planning Department staff member indicated that one of the main reasons, if not the main reason, for R-21 Policy A was that there was a desire to avoid all of the CAC being commercial and to encourage the CAC to represent, on an overall basis, more of a multi-use development. The subject development is not all commercial but rather it is a multi-use development all on its own. It is made up of basically two development blocks, one a commercial/office development along the Ajo Hwy frontage and the other a residential development along the south border, with the two separated by a large swath of open space.

3. The Commercial/Office Block is only a portion of the CAC area

The portion of the subject property that is within the CAC is 21.69 acres. The commercial/office development is only 10.88 acres, with the remaining 10.81 acres to be open space. Thus, the commercial/office block actual area is only about 50% of the area originally planned for community activity area uses.

4. The Office Portion of the Commercial/Office Block is in Complete Compliance

The easterly 1.86 acres of the commercial/office block is TR zoning. The PDP shows for this property an office building with 16,444 square feet of space. As RP-21 Policy A office use is an acceptable use. So, this part of the rezoning request is not in question.

5. The Non-Retail Uses in CB-1 zone should be in compliance

Policy A specifically indicates that 'non-retail uses' are acceptable. Technically many of the likely uses reflected on the PDP are non-retail uses. Those include a gas station, a bank, a fast food restaurant. These uses may take up half of the total commercial space. The point is that from a technical standpoint Policy A speaks to 'retail uses' and those uses will only take up a portion of the space being rezoned to CB-1.

6. The property is very well positioned for Commercial Zoning & Development

The subject property is located on the Ajo Highway frontage and at the signalized Camino de Oeste intersection. These are ideal conditions for the location of commercial development, be it retail or non-retail. These conditions are very unfavorable for residential development, and in regards to multi-family (i.e. apartments) development there is an unfavorable market. These commercial conditions explain why the property across the street, at the southwest corner of Ajo Hwy & Camino de Oeste, has commercial zoning.

Summary

The CAC designation on the subject property remains appropriate. It is within close proximity to the Ajo & Kinney intersection. There are other properties within the CAC which already have commercial zoning, but are not developed for one reason or another. That condition should not prevent the owner of the subject property from obtaining commercial zoning if he is willing to move forward with development if others are not. Changes are expected to occur within this Community Activity Center in the very near future and the owner of the subject property wants his property to be a part of that change. The conditions inherent in this property makes it most appropriate for commercial zoning.

APPENDIX #3

THE PRELIMINARY INTEGRATED WATER MANAGEMENT PLAN

1. Water Context/Map

The Tucson Water Department has written a letter indicating that it 'will serve' the subject property and proposed development (See Exhibit #3-A). This decision was based on compliance with the policy of having City Water on at least three sides and of the property being less than 20 acres on a net developable basis. Appendix Exhibit #3-B is a map of the property & surrounding area identifying the Tucson Water Obligated Service Area, also showing the Township, Range, Section breakdown. The 'will-serve' letter, shown in Appendix #3-A Exhibit, expired in 2015 but prior to that expiration a Water Master Plan was approved which essentially locks in the 'will serve' status permanently. A copy of that Master Plan is enclosed and labelled Appendix Exhibit #3-C, which shows how the property will be served and explains the continued approval status.

2. Brief Description of Property's Existing and Historic Water Use

The property is currently undeveloped and has never been developed. Consequently, the property has no existing or historic water use.

3. Description of Property's Proposed Water Use

The Plan is to develop the property in two segments, with the first a shopping center development along the Ajo Highway frontage, and the second being a residential development lying along the south border. The Shopping Center, according to the Preliminary Development Plan, makes up 10.88 acres, with 9.02 assigned to commercial and the remaining 1.86 assigned to office use, with a total building area of 50,782 sf without the office and 67,226 with the office building. The Residential development will consist of 29 single family homes. The plan is to serve the overall development with potable water served by the Tucson Water Department. There will be limited landscaped and irrigated areas around the buildings and then in bufferyards along the frontage streets. There will be limited recreation in the residential project. It is anticipated that the project will be built out in several phases.

4. Description of Water Supply Options and Proposed Method of Delivery

The proposed water supply will be from Tucson Water. Tucson Water has water mains in both Ajo Highway and Camino de Oeste, as well as the nearby Calle Don Miguel and Calle Don Monte., so there will be easy access to a connection. The nearby water mains are shown on the Master Plan. The designated water provider, i.e. Tucson Water, has an assured water supply designation from the State of Arizona Department of Water Resources.

5. Water Demand Projections

5A. The estimated water demand for the shopping center is 24.48 acre feet, and for the residential development it is 9.86 acre feet, for a total of 34.34 acre feet. The shopping center number is based on the ADWR Demand Calculator factor of 2.25 acre feet per acre, which multiplied by 10.88 acres yields the 24.48-acre foot number. The residential number is based on the PIWMP Table A for CR-4 single family development which shows a factor of 0.34 acre feet per unit times 29.

5B. The Table B, listing water conservation measures to be adhered to, will be presented in connection with the Site Development Permit. It is anticipated that the Regional Flood Control District will recommend a rezoning condition which will insure that this does happen.

6. Proximity to Renewable and Potable Water Supplies

The Estimated Baseline Water Demand is less than 50 acres-feet/year and the project does have legal and physical access to Tucson Water water mains. Therefore, the mapping described in this section is not required.

Items 7-11

None of these Items apply since all three conditions at the bottom of Page 3 of the Site Analysis Report Checklist for this PIWMP do apply.

12. Drawdown Analysis

This Item does not apply since the proposed project will not use 50 acre-feet / year and there is legal and physical access to a renewable source of potable water.



CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

July 25, 2013

MJM Consulting, Inc.
7002 E 4th Street
Tucson, AZ 85710

EX. #3-A

Attn: Michael Marks, AICP

**SUBJECT: Water Availability for project: SEC Ajo Hwy & Camino de Oeste, APN:
11945013A, Case #: N/A, T-14, R-13, SEC-31, Lots: 9999, Location Code: UNI, Total Area:
18.12ac, Zoning: SR**

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

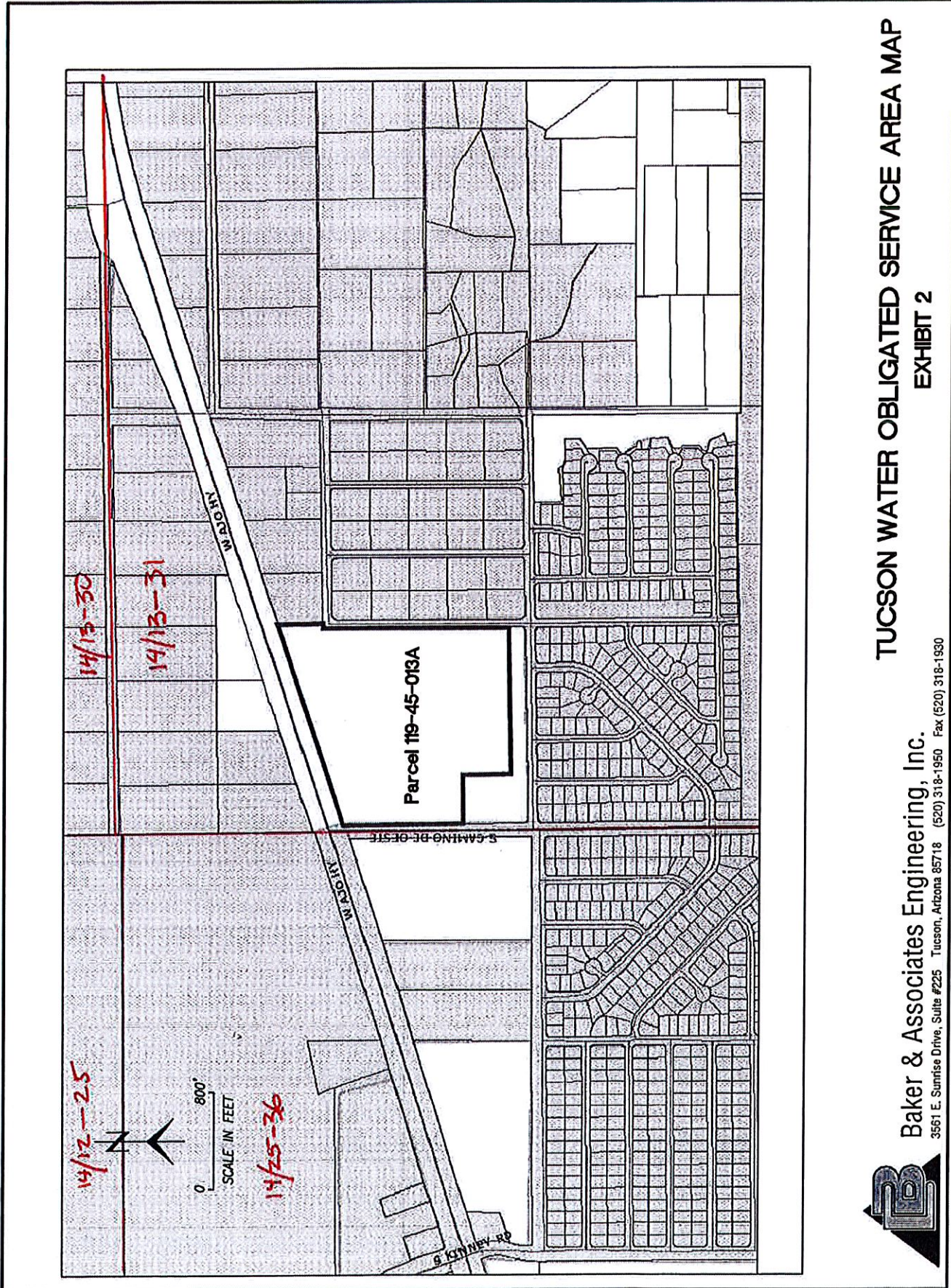
Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:mg

CC:File NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org

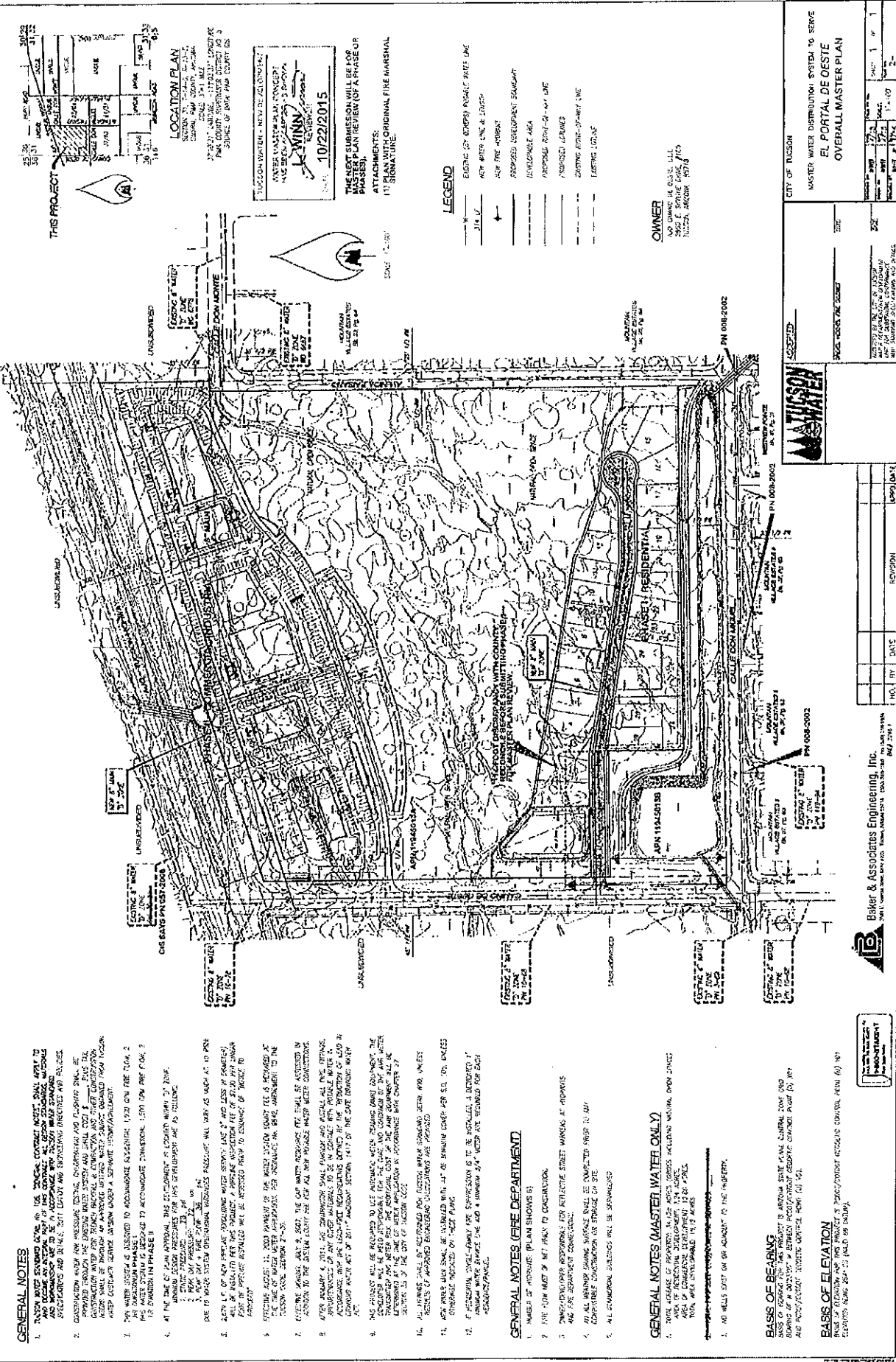




TUCSON WATER OBLIGATED SERVICE AREA MAP
EXHIBIT 2

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930



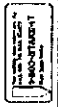


- GENERAL NOTES**
1. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE.
 2. CONSTRUCTION SHALL BE ACCORDING TO THE TOWN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER MAINS. CONSTRUCTION SHALL BE ACCORDING TO THE TOWN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER MAINS.
 3. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 4. AT THE TIME OF PLAN APPROVAL, THIS DEVELOPMENT IS LOCATED WITHIN THE ZONING DISTRICT OF RESIDENTIAL SINGLE-FAMILY DWELLING. THIS DEVELOPMENT IS LOCATED WITHIN THE ZONING DISTRICT OF RESIDENTIAL SINGLE-FAMILY DWELLING.
 5. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 6. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 7. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 8. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 9. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 10. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 11. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 12. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 13. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 14. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 15. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 16. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 17. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 18. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 19. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 20. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
- GENERAL NOTES (SEE DEPARTMENT)**
1. NUMBER OF APPROVED (PLAN SHOWS 6)
 2. FIRE-LOW MIST OR MIST PANS TO CONSTRUCTION.
 3. DEVELOPER RESPONSIBLE FOR REFLECTIVE STREET MARKINGS AT INTERSECTIONS AND SIDE-DRIVEWAYS.
 4. ALL NEWLY CONSTRUCTED SURFACES SHALL BE COMPLETED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 5. ALL CONSTRUCTION SHALL BE ACCORDING TO THE TOWN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER MAINS.
- GENERAL NOTES (MASTER WATER ONLY)**
1. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE. TOWN WATER MAINS SHALL BE 15" DUCTILE CAST IRON PIPE.
 2. CONSTRUCTION SHALL BE ACCORDING TO THE TOWN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER MAINS. CONSTRUCTION SHALL BE ACCORDING TO THE TOWN ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR WATER MAINS.
 3. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 4. AT THE TIME OF PLAN APPROVAL, THIS DEVELOPMENT IS LOCATED WITHIN THE ZONING DISTRICT OF RESIDENTIAL SINGLE-FAMILY DWELLING. THIS DEVELOPMENT IS LOCATED WITHIN THE ZONING DISTRICT OF RESIDENTIAL SINGLE-FAMILY DWELLING.
 5. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 6. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 7. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 8. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 9. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 10. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 11. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 12. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 13. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 14. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 15. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 16. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 17. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 18. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 19. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
 20. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS. THE WATER SYSTEM IS DESIGNED TO ACCOMMODATE A FUTURE GROWTH OF 1500 NEW HOUSING UNITS.
- BASE OF BEARING**
 BASE OF BEARING SHALL BE THE CENTERLINE OF THE WATER MAINS. THE CENTERLINE OF THE WATER MAINS SHALL BE THE CENTERLINE OF THE WATER MAINS.
- BASE OF ELEVATION**
 BASE OF ELEVATION SHALL BE THE FINISH GRADE OF THE WATER MAINS. THE FINISH GRADE OF THE WATER MAINS SHALL BE THE FINISH GRADE OF THE WATER MAINS.



NO.	BY	DATE	REVISION

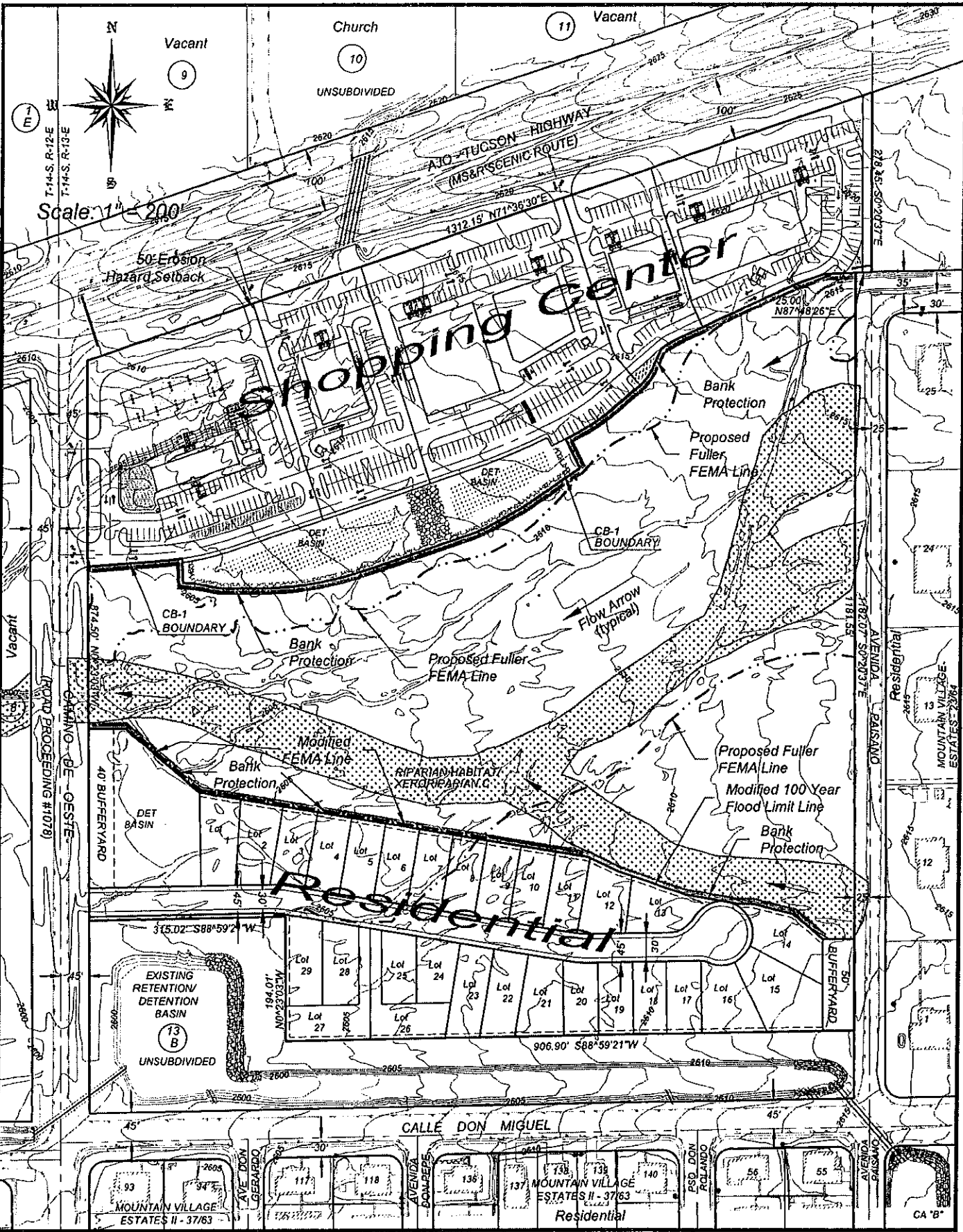
Baker & Associates Engineering, Inc.
 1011 North First Avenue, Tucson, Arizona 85702
 Tel: 520-326-2000 Fax: 520-326-2001
 www.bakerandassociates.com



CITY OF TUCSON	PROJECT NO.	DATE
MASTER WATER DISTRIBUTION SYSTEM TO SERVE EL PORTAL DE OESTE		
OVERALL MASTER PLAN		

OWNER
 CITY OF TUCSON
 200 W. ALBUQUERQUE BLVD.
 TUCSON, ARIZONA 85701

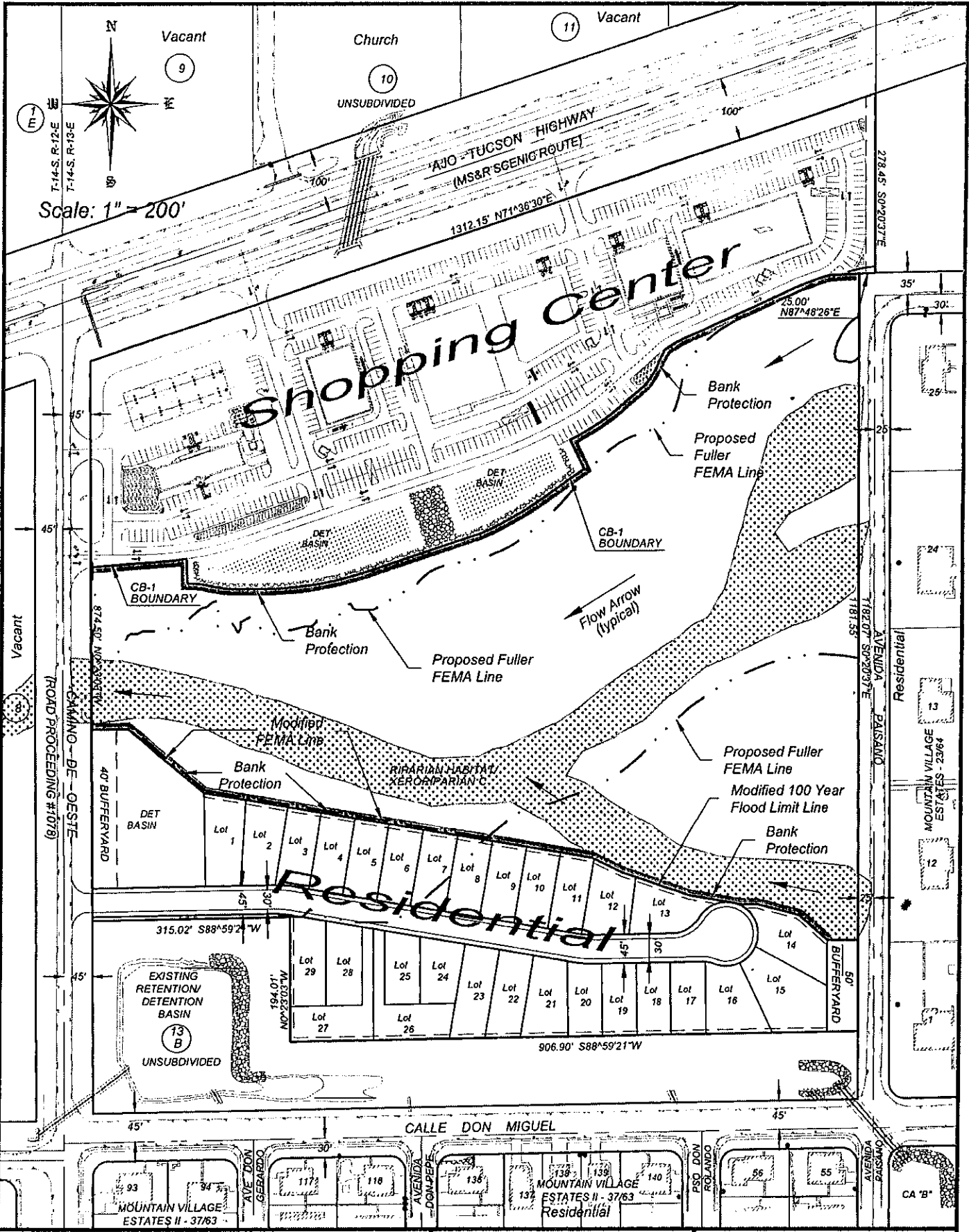
MASTER PLAN REVIEW #1



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ

Exhibit No. II-B.1a
 Preliminary Development Plan



MJM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

El Portal De Oeste
 Assessor's Parcel #119-45-013A, 34.80
 Acres located in the NW 1/4 of Section 31,
 T-14-S, R-13E, G&SRM, Pima County, AZ.

Exhibit No. II-B.1b
 Preliminary Development Plan

Thomas Drzazgowski

From: Keith Bagwell
Sent: Monday, January 9, 2017 10:18 AM
To: Thomas Drzazgowski
Subject: FW: Ajo - Camino De Oeste Rezoning

FYI

From: MICHAEL G LUCINDA L ABRIL [mailto:cindymike1982@msn.com]
Sent: Friday, January 6, 2017 6:20 PM
To: Keith Bagwell <Keith.Bagwell@pima.gov>
Subject: Fwd: Ajo - Camino De Oeste Rezoning

An additional email from Neighbor Maria Rodriguez. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Maria <mariarod1@hotmail.com>
Date: 1/6/17 5:52 PM (GMT-07:00)
To: MICHAEL G LUCINDA L ABRIL <CindyMike1982@msn.com>
Subject: Re: Ajo - Camino De Oeste Rezoning

Hello Cindy,

I hope it's not too late to add to your list of concerns for your meeting with Mr. Elias. These are comments from some of my neighbors:

- keep the same zoning as it was intended when our communities where developed - single family homes - NOT ANY TYPE OF APARTMENTS or large strip shopping mall/center . Any commercial space should be kept by the Circle K or west of Kenney Road.
- The whole point of being in the county is to not be as close to strip malls.
- I only wish to hold them to a certain size on the strip mall and make sure the quality of community is equal or higher than our own and access only on the Camino de oeste side. Having these terms in writing would help.
- Apartments would be a horrible idea and should shut down right away, but a Richmond America quality home or higher would be great. Strip mall isn't zoned to be able to handle the basic franchising plan of a family dollar, dollar tree etc. Smoke shop, abortion clinics, we could grasp at straws to prove a point that a strip could be bad, but also the up side of bringing a tad bit of city conveniences closer to us is high also.

Thank you.

Maria Rodriguez
Mountain Village Estates Resident

From: MICHAEL G LUCINDA L ABRIL <CindyMike1982@msn.com>
Sent: Wednesday, January 4, 2017 7:22 PM
To: whsweetser@msn.com; Maria Rodriguez
Subject: Fw: Ajo - Camino De Oeste Rezoning

Forwarding the last email I sent to neighbors who attended the 12/19/16 meeting or have contacted me.

I have added you two to my list.

From: MICHAEL G LUCINDA L ABRIL
Sent: Saturday, December 31, 2016 5:04 PM
To: thefourvals@aol.com; patpraze@gmail.com; kroohay@yahoo.com; cubby1426@gmail.com;
wmb Blanc59@gmail.com; danielcasey@g.com; bejarane@email.arizona.edu
Subject: Ajo - Camino De Oeste Rezoning

Neighbors,

Immediately after I sent my email to Supervisor Elias dated 12/27/16, I received a call from his assistant, Keith Bagwell. He promised to look into the matter and contact me. Yesterday I received a response from Supervisor Elias' office. Mr. Elias is on vacation for the Holiday but has agreed to meet with me sometime before the Planning and Zoning Public Hearing scheduled for January 11, 2016.

In an effort to present our thoughts and concerns to the Supervisor in a clear and sensible way I suggest that one or two neighbors be appointed to speak on behalf of our community. I am willing to be your representative but I would prefer if one additional person would join me. Please let me know if you are interested.

In order to efficiently gather as much information about your thoughts and concerns I ask that you jot them down on paper and bring them to my house. Please bring your written comments to me no later than January 4, 2017. I want to be prepared with your input prior to a meeting with Supervisor Elias.

I also ask that you share this information with other neighbors. At this point I am only communicating with the folks who attended the meeting or who have spoken to me since then. The group I am communicating with at this point are the following:

David and Elvia Valenzuela
Bobby Otero
Pat & Joe Garcia
Patt Penpraze
Kathy Reiersen
George Orozco
William Blanc
Daniel & Yolanda Casey
Esperanza Bejarano
Al Pitts
Steve L. - Avenida Paisano

Supervisor Elias' staff is encouraging participation and input from our community. They have offered to assist us in working through this process.

Please contact me with your comments and input prior to the end of next week.

Cindy Abril

603-7272

4105 S. Avenida Don Porfirio

Thomas Drzazgowski

From: Keith Bagwell
Sent: Friday, January 6, 2017 4:40 PM
To: Thomas Drzazgowski
Subject: FW: Rezoning of SE corner of Camino de Oeste and Ajo

From: MICHAEL G LUCINDA L ABRIL [mailto:cindymike1982@msn.com]
Sent: Friday, January 6, 2017 4:37 PM
To: Keith Bagwell <Keith.Bagwell@pima.gov>
Subject: Fwd: Rezoning of SE corner of Camino de Oeste and Ajo

Mr. Bagwell, another email of concerns from a neighbor, Diana Amado. I am working on getting the written comments scanned and sent to you. It probably won't be until Monday. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Diana Amado <diana.amado73@gmail.com>
Date: 1/5/17 5:27 PM (GMT-07:00)
To: CindyMike1982@msn.com
Subject: Rezoning of SE corner of Camino de Oeste and Ajo

Hi Cindy -

Im one of your neighbors. Our family lives on Paseo Don Rolando. I'd love to accompany you to the meeting with Supervisor Elias.

I work for a city council member and hold the equivalent position that Mr. Bagwell holds. I think that it is within our right to make sure that our community is protected. Id love to talk to u before the meeting. Please feel free to call me when you are available. My # is 520-979-1620

List of items we should request:

- 1) Both my husband and I would prefer not to see commercial... however if it is unavoidable we'd like to be part of the design (entry and exit points)and know what traffic mitigation will be taken.
- 2) A local business strip mall is undesirable...as they bring an element of crime closer to our neighborhood. We chose to live in the county to have more open space.
- 3) Any housing should be limited to single family dwellings and not high density such as appartments or townhouses, ect.

4) The new community's wall that will affect our neighbors that face north on Don Miguel... should not be plain block. We need to ask for it to be aesthetically pleasing, and maybe request for a set back that has cactus or vegetation.

5) What are plans for the basin

6) Paseo Don Rolando is our widest street and we get many speeders cutting through (many are probably our neighbors) .. however with increased traffic to the area maybe some speed bumps would help.

Let me know what you think. Thank you so much!

Diana Amado

Thomas Drzazgowski

From: Keith Bagwell
Sent: Friday, January 6, 2017 4:40 PM
To: Thomas Drzazgowski
Subject: FW: Ajo-Camino De Oeste Rezoning

From: MICHAEL G LUCINDA L ABRIL [mailto:cindymike1982@msn.com]
Sent: Friday, January 6, 2017 4:29 PM
To: Keith Bagwell <Keith.Bagwell@pima.gov>
Subject: Fwd: Ajo-Camino De Oeste Rezoning

Mr. Bagwell, Below is an email contains concerns of my neighbor Kathy Reierson, who resides 4105 S. Avenida Paisano. I am submitting them as you suggested.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: kathy reierson <kroohay@yahoo.com>
Date: 1/3/17 8:09 PM (GMT-07:00)
To: MICHAEL G LUCINDA L ABRIL <CindyMike1982@msn.com>
Cc: karlakukowski@gmail.com
Subject: Re: Ajo-Camino De Oeste Rezoning

Concessions relating to Ajo-Camino De Oeste Rezoning.

Hi Cindy, if I was not taking my kids to the airport tomorrow I would gladly attend the meeting with you. We will attend the January 11, meeting.

1. 100 FT natural desert "forest" perimeter of existing construction developments on Avenida Paisano and ?? Other street that butts up to Camino De Oeste.
2. 4 way stop sign at Camino De Oeste and ??? That butts up the road.
3. Wall to be built around residential and commercial developments to prevent rubbish and debris from moving about
4. Natural area to be maintained by the Developers to include trash removal and landscape maintenance.
5. Utilize any and all natural plants in the development of proposed construction.
6. No access to development through Ave Paisano.

All are thoughts of my daughter Karla Kukowski, who owns the house.

Thanks Cindy, we are up late if you want to call. Thanks for all your work and if you need help we are back from CA and the Alaska family will be leaving tomorrow. Thanks Kathy Reierson 288-4004

Sent from my iPad

On Dec 27, 2016, at 11:18 AM, MICHAEL G LUCINDA L ABRIL <CindyMike1982@msn.com> wrote:

Dear Sir(s):

I am forwarding an email I sent to several of my neighbors concerning the re-zoning proposal that was presented to us at a neighborhood meeting by MJM Consutling Inc. on 12/19/16. As a group we have many concerns. I listed those most important to me personally. My neighbors may have additional concerns not expressed in this communication. I am requesting a meeting with you prior to the Public Meeting which is scheduled for 1/11/17.

I tried your office last week and left a message. I realize we are Holiday Season but your attention to this matter would be appreciated.

Sincerely
Cindy Abril

4105 S. Avenida Don Porfirio

520-603-7272

From: MICHAEL G LUCINDA L ABRIL
Sent: Tuesday, December 27, 2016 5:40 PM
To: patpraze@gmail.com; kroohay@yahoo.com; cubby1426@gmail.com; wdblanc59@gmail.com; danielcasey@q.com; bejarane@email.arizona.edu; thefourvals@aol.com
Subject: Ajo-Camino De Oeste Rezoning

Hello Neighbors,

It was good to see you all at the meeting on Monday, 12/19/16.

I want to be sure that you all received the latest notice from Pima County concerning a Planning and Zoning Public Hearing scheduled for WEDNESDAY, JANUARY 11, 2017 at or after 9:00 AM at 901 N. Stone Avenue, 2nd Floor.

I have left a message at the office of our Pima County Board Supervisor, Richard Elias asking for an opportunity to speak to him about our concerns. I have not heard back.

Please contact his office at (520) 724-8126 or by email Richard.elias@pima.gov Perhaps if his office hears from more of us they will respond. I am planning on attending the meeting and encourage all of you to do the same. In many instances, these proceedings expect that no one from the community will take action or express concerns and the developer's plan will be approved. The fact that this is happening during the holidays when folks are busy and distracted is also part of the developers plan.

I believe that the development will be approved and will move forward because the property is already zoned for development of some sort **but our input is important because there are some elements of the proposed plan that might be adjusted based on our input. Here are a few of my thoughts:**

- The Commercial portion of the plan (businesses along Ajo from Camino de Oeste to the East) did not call for any type of barrier wall. In my opinion, if there is not some type of barrier then people, vehicles and trash will make its way into our neighborhood as they will try to gain access to the businesses through the desert area to the South and East bringing traffic and people into our quiet neighborhood.
- The Residential portion of the plan (29 single-family homes) from Camino de Oeste to Avenida Paisano on the South portion of the property calls for access only from Camino de Oeste. My concern is that people once they own their home will utilize the desert area to access their backyards thus destroying the vegetation and perhaps altering the flood control patterns. This type of activity will impact our neighborhood because traffic will increase and flood control patterns could be altered thus impacting our homes.
- The central area between the Commercial and Residential developments (described as open natural) must be protected by limiting access by vehicles of all sorts. This will also help to decrease the traffic into our neighborhood.

I am disappointed that development is encroaching on the open spaces that surround our wonderful neighborhood but I don't think we can stop it. I do believe we can and should have input into how much inconvenience and destruction impacts our neighborhood. With thoughtful interaction I think we can voice our opinions until we are heard.

Cindy Abril

4105 S. Avenida Don Porfirio

603-7272

