

From: Monica Hills
To: COB mail
Subject: Protest letter for Co9-15-005
Date: November 18, 2016 4:20:22 PM

Dear Clerk of the Board:

Here is my protest letter for the above matter. I have also sent an additional letter and documents supporting my standing in this matter.

I can be reached at [REDACTED] with any questions. I will hand deliver the hard copies on Monday, as I will be downtown conducting family business.

Thank you,

Monica Hills
9001 E Eagle Feather Rd.

NOV 18 16 04:22 PM CLK@BO

November 18, 2016

Pima County Board of Supervisors
130 West Congress Street
Tucson, AZ 85701

Dear Board of Supervisors:

I am writing to you to strongly protest this request for rezoning, i.e. Co9-15-005, JT RP LLC – East Eagle Feather Rd (Easement) Rezoning.

I am certain that you have the recommendation of the Planning and Zoning Commission that recommends AGAINST this rezoning. In addition, you also have the previous testimony and letters connected with that recommendation. You are aware that we have been trying to block this rezoning since September 30, 2015.

What may be buried in all of this is the timing of this whole rezoning fiasco. You will notice that this is coming to you under the previous comprehensive plan, not the one adopted in August 2015. At the last Planning and Zoning Commission meeting, it was finally revealed to all us neighbors that had the application NOT been timed as it was, this application would NOT have even been considered under the new Pima Prospers plan. That in itself was telling since we had been asking for this clarification since the first meeting.

In addition, in all this time, with all of the back and forth with Ms. Kathy Gormally (original applicant), Mr. Brent Davis (current applicant) and Ms. Rita Pizzaro (owner), we, the neighbors, have stood fast in our opposition to this rezoning. We have sent letters, showed up to numerous Planning and Zoning hearings and some were available to meet with Mr. Davis as Ms. Pizzaro's plans evolved. Nothing has swayed our resolve to protest this rezoning.

For those of you that want to protect our natural habitats around our beautiful county, let me tell you this is a little oasis. We have a variety of wildlife that use this area, either as a habitat or a corridor. We have javalina, coyotes, bobcats, owls, Harris hawks, Peregrines, woodpeckers, roadrunners, Cardinals, hummingbirds, and multiple snakes and lizards. All of these will be disturbed by the construction that rezoning will cause.

Finally, I knew the folks that owned this parcel and the one next to it. They loved their property and the wildlife that lived here. They were getting older and needed to down-size. I am sure they thought this lady would buy the place and move into the house and enjoy it like they did. Instead, she bought it thinking she could get this area rezoned and make money. How sad that she couldn't just enjoy our area like we do.

Sincerely,



Monica J. Hills
Heir to Mina Jean Greer
9001 E. Eagle Feather Rd.
Tucson, AZ 85749
[REDACTED]

Pima County Board of Supervisors
130 W. Congress
Tucson, AZ 85701

RE: C09-15-005, JT RP LLC – East Eagle Feather Rd (Easement) Rezoning

Dear Board of Supervisors:

I have written a protest letter concerning this rezoning.

After visiting your website, I am including the following explanation and paperwork for my this matter.


My mother passed away in March of this year. I am her only child and heir. All of her property, nothing is contested. Due to work, family and time constraints, probate will be filed on November 21, 2016 to move her property to my name. My family lives here in her house, and has been paying the mortgage, the bank will put my name on the house as soon as probate is done.

As an aside, I am the one who originally found this property 30 years ago and my family moved here while I went to the University of Arizona and my father worked construction here in Tucson. This place and will stay here with my family.

If any of the neighbors would be amenable to this rezoning, it could be me. I could go along with the rezoning, hoped you passed it, sell my property and walk away. But I won't, because I believe some things are worth fighting for, and our way of life right here in our little area of the county is one of those things. This is a beautiful and peaceful place right now, I'm afraid it won't be if it is rezoned.

Thank you for your time and consideration of this matter.

Sincerely,



Monica J. Hills
Heir of Mina Jean Greer
9001 E. Eagle Feather Rd.
Tucson, AZ 85749
[REDACTED]

STATE OF ARIZONA

STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES - OFFICE OF VITAL RECORDS CERTIFICATE OF DEATH

State File NO. 102- 20

1. DECEDENT'S LEGAL NAME (FIRST, MIDDLE, LAST) MINA JEAN GREER		2. AGE (IF ANY)		3. SEX FEMALE	
4. SEX	5. SOCIAL SECURITY NUMBER	6. DATE OF BIRTH	7. AGE	8. MONTHS	9. DAYS
12. PLACE OF DEATH - HOSPITAL <input type="checkbox"/> INPATIENT <input checked="" type="checkbox"/> ER/OUTPATIENT <input type="checkbox"/> DEAD ON ARRIVAL		13. PLACE OF DEATH - OTHER THAN HOSPITAL <input type="checkbox"/> NURSING HOME OR LONG TERM CARE FACILITY <input type="checkbox"/> RESIDENCE <input type="checkbox"/> HOSPICE FACILITY <input type="checkbox"/> OTHER			
14. FACILITY NAME (OR STREET ADDRESS IF NOT A FACILITY) CARONDEL ET ST JOSEPHS HOSPITAL AND HEALTH CENTER			15. CITY, TOWN AND ZIP CODE OF LOCATION OF DEATH TUZSON 85711		16. C
17. BIRTHPLACE (CITY AND STATE OF FOREIGN COUNTRY) FLAGSTAFF, ARIZONA		18. MARITAL STATUS AT TIME OF DEATH WIDOWED		19. NAME OF SURVIVING SPOUSE (WIDOW)	
20. DECEDENT'S USUAL RESIDENCE STREET ADDRESS 9001 E EAGLE FEATHER RD		21. CITY AND COUNTY TUZSON, PIMA		22. STATE ARIZONA	
23. WAS DECEDENT OF HISPANIC ORIGIN? <input type="checkbox"/> NO, NOT SPANISH, HISPANIC OR LATINO		24. DECEDENT'S RACE'S <input type="checkbox"/> WHITE <input type="checkbox"/> BLACK, AFRICAN AMERICAN <input type="checkbox"/> NATIVE HAWAIIAN <input type="checkbox"/> ASIAN INDIAN <input type="checkbox"/> CHINESE <input type="checkbox"/> FILIPINO <input type="checkbox"/> JAPANESE <input type="checkbox"/> GUAMANIAN OR CHAMORRO <input type="checkbox"/> KOREAN <input type="checkbox"/> VIETNAMESE <input type="checkbox"/> SAMOAN <input type="checkbox"/> AMERICAN INDIAN OR ALASKA NATIVE		25. OTHER RACE(S) (SPECIFY) ADDITIONAL RACE ADDITIONAL RACE ADDITIONAL RACE	
26. OCCUPATION BUSINESS OWNER		27. FATHER'S NAME (FIRST, MIDDLE, LAST) WALTER JACK BENNETT			
28. FATHER'S NAME (FIRST, MIDDLE, LAST)		29. MOTHER'S NAME (FIRST, MIDDLE & LAST NAME PRIOR TO FIRST MARRIAGE) AVIS AILEEN SHANKS			
31. INFORMANT'S NAME MONICA JEAN HILLS		32. RELATIONSHIP (33. INFORMANT'S MAILING ADDRESS) DAUGHTER 9001 E EAGLE FEATHER RD, TUZSON, ARIZONA			
34. NAME AND ADDRESS OF FUNERAL FACILITY ANGEL VALLEY FUNERAL HOME P.O. BOX 42493, TUZSON, AZ		35. FUNERAL DIRECTOR MIKE OROUTT, FUNERAL DIRECTOR			
37. METHOD(S) OF DISPOSITION CREMATION		38. NAME AND LOCATION OF DISPOSITION FACILITY OLD PUEBLO CREMATORY, TUZSON, ARIZONA		39. NAME AND LOCATION OF DISPOSITION FACILITY NONE	

MEDICAL CERTIFICATION SECTION CAUSE OF DEATH PART I

IMMEDIATE CAUSE OF DEATH 40. A	41. APPROXIMATE TIME UNKNOWN
DUE TO OR AS A CONSEQUENCE OF 40. B	42. APPROXIMATE TIME
DUE TO OR AS A CONSEQUENCE OF 40. C	43. APPROXIMATE TIME
DUE TO OR AS A CONSEQUENCE OF 40. D	44. APPROXIMATE TIME

CAUSE OF DEATH PART II

45. OTHER SIGNIFICANT CONDITION CONTRIBUTING TO DEATH (EFFECT OF RES. LISTED IN THE UNDERLYING DISEASE LISTED ABOVE)	46. INQUEST	47. INQUEST	48. MANNER OF DEATH
	NO	NO	NATURAL DEATH
	YES	YES	YES

CAUSE AND MANNER OF DEATH CERTIFICATION

<input type="checkbox"/> Certifying Physician/Nurse/Practitioner/Physician's Assistant - To the best of my knowledge, death occurred due to the cause(s) and manner stated.	55. NAME OF PERSON COMPLETING CAUSE OF DEATH	56. D
<input checked="" type="checkbox"/> Medical Examiner/Toxicologist/Law Enforcement Authority - On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place and due to the cause(s) and manner stated.	CYNTHIA M. PORTERFIELD, D.O.	09
57. CERTIFIER'S ADDRESS 2625 E DISTRICT STREET TUZSON, AZ 85714	58. NAME OF REGISTRAR AUDREY ROGERS	59. D 04

DATE ISSUED: 04/05/2018

H 0099569



This is a true certification of the facts on file with the OFFICE OF VITAL RECORDS, ARIZONA DEPARTMENT OF HEALTH SERVICES, PHOENIX, ARIZONA. Revised 07/2015

Krystal Colburn
KRISTAL COLBURN
ASSISTANT STATE REGISTRAR

Property Address:

Street No	Street Direction	Street Name	Location
9001	E	EAGLE FEATHER RD	Pima County

Taxpayer Information:

GREER MINA JEAN
9001 E EAGLE FEATHER RD
TUCSON AZ

Property Description:

IRR PCL IN CNTR PTN OF NE4 NW4 3.51 AC
SEC 34-13-15

85749- 9255

Valuation Data:

Valuation Year	Legal Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2016	Primary Res (3)	10.0	\$291,815	\$277,461	\$27,746
2017	Primary Res (3)	10.0	\$262,635	\$262,635	\$26,263

Property Information:

Section: 34
Town: 13.0
Range: 15.0E
Map & Plat: /
Block:
Tract:
Rule B District: 6
Land Measure: 3.51A
Group Code:
Census Tract: 4024
Use Code: 0182 (SFR DOMINANT + ADDITIONAL URBAN NON-SUBDIV)
File Id: 1
Date of Last Change: 12/27/2006

Residential Characteristics:

Property Appraiser: Rich Boepple Phone: (520)724-3041

Appraisal Date:	1/15/2016	Property Type:	Single Family Residence
Processed:	1/21/2016	Area ID:	Ea 7-010034-01-3
Building Class:	3	Physical Condition:	Good
Total Livable Area:	1,601	Garage Type:	Carport
Effective Construction Year:	1965	Garage Capacity:	2
Stories:	1.0	Patio Type:	Covered
Rooms:	6	Patio Number:	3
Quality:	Fair	Pool Area:	0
Exterior Walls:	Adobe	Valuation Type:	OL
Roof Type:	Built Up	Total Main:	\$262,635
Heating:	Forced	Total Control:	\$233,030
Cooling:	Refrigeration	Total Actual:	\$262,635
Bath Fixtures:	7	FCV Adjustment Factor:	1.000
Enhancement:	50	Last Action:	0121

Secondary Livable Area:

Building:	1	Roof Type:	
Class:	3	Heating:	Forced
Quality:	Fair	Cooling:	Evaporative
Sqft:	682	Parking:	0
Year:	1999	Patio:	None
Stories:	1.0	Actual Value:	\$44,934

Walls:

Valuation Area:

Condo Market: 13
DOR Market: 5
MFR Neighborhood: FW_WEST_NW
SFR Neighborhood: 01003401
SFR District: 7

Supervisor District:

(4) RAY CARROLL

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
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20062351254
97158101
0

12946 3717
10639 2603
7908 1556

12/7/2006
9/26/1997
11/10/1986

AFFIDAVIT TERM JT TENANCY

Parcel Note: Click to see/expand 2 note(s)

Created: 12/27/2006 7908/1556 DOES SHOW THAT PROPERTY WAS HELD AS JT/RS

Modified: 12/27/2006

Created: 8/31/2004

Modified: 8/31/2004

REVIEW G.H. UPDATE SSENHANCEMENT. VALUE G.H. PORCH WITH MAIN HSE & VALUE MAIN HSE ENTRY PORCH
CO1 TO CO3. CHANGE USE CODE 0132 TO 0182. UPDATE FOR 2006.