

June 6, 2023

Pima County Board of Supervisors  
Via email  
COB\_mail@pima.gov

Supervisors of Pima County,

My name is Amanda Gattenby and I live at 6640 N Donna Beatrix Cir, a few miles from the proposed Quail Canyon Homes project. I am a licensed General Contractor and I specialize in constructing Accessory Dwelling Units (casitas/guest houses) locally. I have a background in Affordable Housing and modular, and I have a strong passion for housing.

I am very grateful that the Board of Supervisors is ecologically-minded, as I share this value. I would like to appeal to these sensibilities throughout the density discussion.

Higher density projects are more sustainable. The easy illustration is that the footprint of 200 apartments in seven 3-story buildings is 10,000 to 20,000 square feet. If they were to build the same amount of units in single family residences on large lots, the disturbed and developed areas would total ONE MILLION SQUARE FEET. (5000 sf lots x 200). Expanding up means consuming much less of the natural environment our native plants and animals need to survive. High-density housing keeps population growth within the preexisting boundaries of the area. Instead of clear-cutting new land, we can build taller structures.

For the single family home side, it is currently zoned by right for 55 SFH on large lots. With guest houses on all of them by right, that's 110 units. The proposed zoning allows 100 homes to exist on a much smaller footprint, with a lot less impact per house and more families housed. Sacrificing the dream of an acre for everyone creates a tighter community that preserves surrounding natural habitats.

The close nature of apartment living means less energy loss. These structures are built with efficiency in mind, using better insulation materials to preserve heating and cooling. Also, since warm air rises, apartments near the top of these buildings can often use less heat in the winter. Units are much smaller than single-family homes and therefore take much less energy to heat and cool. A traditional single-family home is exposed to the elements on all four sides, whereas an apartment unit is typically only open on one or two. Due to the extra exposure and difference in building materials, apartments can use much less energy to heat and cool the same amount of space.

Also, from a housing and affordability standpoint, the mere existence of these apartments allows for more working people to be able to live in the community they serve, such as teachers or first responders. Small unit types increase affordability options. Smaller single family homes on

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COUNTY ADMINISTRATOR

DATE 6/7/23 (avg)  
C.C. Chris Poirier et  
Donna Spicola

smaller lots are not only sustainable, but they make home ownership attainable for first time buyers or families that cannot afford a larger "typically foothills" home.

I believe the developers of Quail Canyon are trying to do the most good for the community on the smallest footprint possible. This reasoning has been complimented by the Coalition for Sonoran Desert Protection, whom they have met and worked with extensively. They took their suggestions of shrinking the footprint of both the single family homes and the apartments. They also embraced the Coalition's suggestions of bank protection and replanting previously disturbed areas, adding significant cost to the project. The key issue the developers are laser-focused on is providing the most amount of housing in the most sustainable way.

I am hopeful that the Board approves the rezoning at the density recommended by the Planning and Zoning Commission, so we don't miss a golden opportunity to impact housing in Pima County. I am even hopeful that someday, perhaps the children or grandchildren of the opposing Neighbors are able to buy one of these homes to be close to family, and that the true intent of this housing project can come full circle. This project has many potential boons for the community: besides the front doors and roofs for families and our workforce, it has been demonstrated that it will have a positive impact on the local economy, and will be an example of truly sustainable housing that Pima County will be proud of.

I urge you to approve the rezoning of this project TODAY.

Thank you  
Amanda Gattenby

6640 N Donna Beatrix Cir  
Tucson AZ 85718



**Aliza Barraza**

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**From:** BARBARA SEELIG <bobbieseelig@centurylink.net>  
**Sent:** Wednesday, June 7, 2023 10:03 AM  
**To:** COB\_mail  
**Subject:** re pima wash rezoning #P22SP0003

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

Babara Seelig  
255 E. Rudasill Rd.  
Tucson, Az. 84704

██████████  
██  
May 17, 2023

Dear Member of the Board of Supervisors,

I live on the north side of Rudasill Rd. One of my acres is in the wash. About every year the county sends me a notice that I can't build in the wash because I am in the flood plain. I get raging water coming from under First Avenue. The Quail Canyon rezoning site gets that water plus the water that comes through the pipes under Orange Grove Rd. Rudasill Rd. gets covered in dirt and they have to barricade it. Remember the picture in the paper of the red car that got washed off the road and got hung up on the rocks? How can you even consider this?

I object to this rezoning because it does not fit in with our neighborhood. It is too high density and we have no apartments. I looked at what they have planned for the north area and it is outrageous.

They said the golf course used more water than they will, not so. They are comparing it to the water usage of a large golf course. This was a much smaller golf course.

Rudasill Rd. is a 2 lane winding road that. can't accommodate more traffic. It is all ready dangerous for my 21 neighbors and I to get on to the main Rudasill Rd. because our entrance is blind. We don't have visibility. A hill block our drive for us and the cars coming up the hill.

Thank-you

Sincerely,

Barbara Seelig

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 6/7/23 (aj)

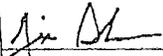
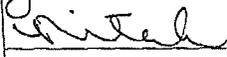
c.c. Chris Poirier &  
Donna Spicola

10/07/2023 10:03 AM  
COB\_MAIL

Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	James Anderson	218 E. Yvon Dr. Tucson, AZ 85704	[REDACTED]	6/6/23
	Juanita Anderson	218 E Yvon Dr. Tucson, AZ 85704	[REDACTED]	6/6/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR**

DATE 6/7/23   
CC. Chris Poirier & Donna Spicola

UNOFFICIAL COPY

May 29, 2023

Board of Supervisors  
Attn: Clerk of the Board  
33 N Stone Avenue  
11th Floor  
Tucson, AZ 85701-1404

Re: Quail Canyon Rezoning - Letter of Support

Dear Board of Supervisors:

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

When the golf course closed over five years ago, I knew that property would need to become something else (and considering the water use of a golf course, its closure is probably a good thing). I understand and accept that the golf course is gone, and so the question becomes what should replace it. Expecting this to remain vacant property is just not realistic, nor desirable. We already have a problem with trespassers and illegal activity in the area, and this will only get worse the longer the former golf course property is allowed to remain vacant. We recently had a shooting at the old golf course club house, and events like this will continue until the property is developed.

Residential homes and apartments are the only thing that makes sense on this property. The owner's rezoning request to put residential here makes perfect sense. They are asking to put apartments next to the existing hotels, and new homes next to the existing homes. This new development will be hundreds of feet from the existing homes, which seems reasonable to me. The developer has also agreed to preserve the Pima Wash and restore significant areas where the golf course had disturbed the wash. I also know that the developers changed the location of the bridge -- at the request of the neighbors -- to direct more traffic to Oracle and away from Rutasill. Again, all of these things seem reasonable, and I'm sure are the reasons the Planning and Zoning Commission supported this proposal.

Overall, this development will help the area, and will especially be helpful for our shopping center as the new residents/neighbors will also become new customers. Putting new residential development next to existing commercial areas is smart, as it means customers do not have to travel far to access these commercial businesses. In addition, infill development means that the

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COUNTY ADMINISTRATOR

DATE 6/7/23 aw  
CC: Chris Poirier & Donna Spicola

(2)

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project can use existing water, sewer, and electric lines. This property is a perfect infill site because of these reasons, and it will help eliminate the unwanted activity that currently is going on.

I am in full support of this rezoning and encourage you to vote to approve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas George Genematas', written over a horizontal line.

Nicholas George Genematas  
Owner, Casa Blanca Plaza

May 29, 2023

Board of Supervisors  
Attn: Clerk of the Board  
33 N Stone Avenue  
11th Floor  
Tucson, AZ 85701-1404

Re: Support for Quail Canyon Rezoning, Case No. P22SP00003

Dear Madame Chairperson and Board Members:

I am the President of Concord General Contracting, and our Tucson office at 5828 N. Oracle Rd. is directly adjacent to the proposed rezoning at the old Quail Canyon golf course. I'm writing to provide my support for the rezoning and encourage you to recommend approval. As a direct neighbor, we desire for this property to be developed. This site will never be a golf course again, so it is important that this land be converted into a productive use. Transforming the old golf course into a combination of single-family residential and apartments makes a lot of sense. Apartments placed next to hotels and near our offices will fit into the Oracle Rd. frontage, which is very well travelled. Also, new homes placed next to existing homes seems more than reasonable. An added benefit is that these homes and apartments will also help address our region's housing shortage.

Our office directly fronts Oracle Rd., and this development will connect to Oracle just south of our location. While busy, Oracle appears to have ample room for more traffic. I also understand that the wash will be fully preserved within a wide swath of natural open space, which is also attractive to us as neighbors who will look down on the property. I also feel that development of the property will reduce or eliminate the problems with trespassing that currently occurs and will only get worse as the old golf course remains vacant. It seems like the issues on the property are getting worse, as there was recently a shooting. We very much want the property developed to eliminate these problems.

I believe that all of the above things are positive for our location and the surrounding area, which is why we support the proposed development.

Sincerely,

A handwritten signature in black ink, appearing to read 'JV Nyman', with a long horizontal line extending to the right.

JV Nyman  
President  
Concord General Contracting  
5828 N. Oracle Rd., Ste. 150  
Tucson, AZ 85704

May 17, 2023

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

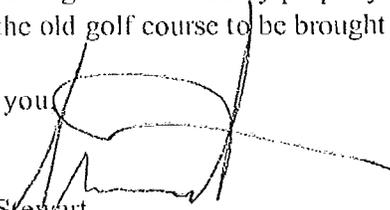
Dear Chairperson Grijalva and Members of the Board:

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

Since the golf course is no longer open, it is not uncommon for trespassers and the homeless to come on the property. This has become worse over the past few months, and there was even a shooting a few weeks ago. The old golf course sits much lower than all of the surrounding properties, making it hidden from the adjacent roads and an ideal place for people to go unnoticed. The current owner has hired someone to keep trespassers out, but it is a big property and hard to manage. This property must be developed in order to eliminate these problems. As a neighbor, I strongly believe that leaving it vacant cannot be an option, as the trespassing will only get worse. The proposed rezoning will allow the property to be put to good use. Homes in this location make sense, and I'm sure they will be sold and rented quickly based on the great location (my apartments are currently full, so I know there is demand).

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

Thank you



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

May 29, 2023

Board of Supervisors  
Attn: Clerk of the Board  
33 N Stone Avenue  
11th Floor  
Tucson, AZ 85701-1404

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

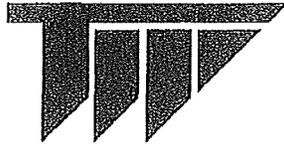
Dear Members of the Board of Supervisors:

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

Sincerely,

*Benjamin Becker*

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



**TransWest Properties, Inc.**

May 29, 2023

Board of Supervisors  
Attn: Clerk of the Board  
33 N Stone Avenue  
11th Floor  
Tucson, AZ 85701-1404

Re: Support for Quail Canyon Rezoning (P22SP00003)

Madame Chair and Members of the Board:

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

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

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

Sincerely,

**TRANSWEST PROPERTIES, INC.**

\_\_\_\_\_  
Randal D. [Name], President

**Jackson Cassidy**

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**From:** Nicole Forker [REDACTED]  
**Sent:** Tuesday, May 30, 2023 1:10 PM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning -- Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,  
Nicole Forker  
Street Address: 7881 Holt Dr  
City: Huntington Beach  
State / Province: CA  
Postal / Zip Code: 92647

## Jackson Cassidy

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**From:** Tim Lineberger [REDACTED]  
**Sent:** Tuesday, May 30, 2023 2:27 PM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,

Tim Lineberger

Street Address: 2037 S. Coast Hwy., Apt 1

City: Laguna Beach

State / Province: CA

Postal / Zip Code: 92651

## Jackson Cassidy

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**From:** Bailey Stout [REDACTED]  
**Sent:** Tuesday, May 30, 2023 4:51 PM  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,

Bailey Stout

Street Address: 5755 E River Road

Street Address Line 2: Apt 3801

City: Tucson

State / Province: AZ

Postal / Zip Code: 85750

**Jackson Cassidy**

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**From:** by & by LLC [REDACTED] >  
**Sent:** Tuesday, May 30, 2023 4:52 PM  
**To:** Jackson Cassidy; [REDACTED] [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,

by & by LLC

Street Address: 2569 East Fort Lowell Road

City: Tucson

State / Province: AZ

Postal / Zip Code: 85716

## Jackson Cassidy

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**From:** TC Tolbert [REDACTED]  
**Sent:** Thursday, June 1, 2023 10:43 AM  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,

TC Tolbert

Street Address: 2665 N Plumer Ave

City: Tucson

State / Province: AZ

Postal / Zip Code: 85719

**Jackson Cassidy**

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**From:** Katie Powers [REDACTED]  
**Sent:** Thursday, June 1, 2023 2:04 PM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,

Katie Powers

Street Address: 1631 N Treat Ave

City: Tucson

State / Province: AZ

Postal / Zip Code: 98133

## Jackson Cassidy

---

**From:** Scott Griffin [REDACTED]  
**Sent:** Thursday, June 1, 2023 4:06 PM  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,

Scott Griffin

Street Address: 1 Corporate Park

Street Address Line 2: Suite 101

City: Irvine

State / Province: CA

Postal / Zip Code: 92606

**Jackson Cassidy**

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**From:** Natasha Winnik [REDACTED]  
**Sent:** Thursday, June 1, 2023 10:51 PM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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Respectfully,  
Natasha Winnik  
Street Address: 948 N Main Avenue  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85705

**Jackson Cassidy**

---

**From:** Racheal James [REDACTED]  
**Sent:** Friday, June 2, 2023 4:36 AM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,  
Racheal James  
Street Address: 3014 E Waverly St  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85716

**Jackson Cassidy**

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**From:** Naomi Sanders [REDACTED]  
**Sent:** Friday, June 2, 2023 6:39 AM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson’s housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,  
Naomi Sanders  
Street Address: 2728 E. 8th Street  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85716

## Jackson Cassidy

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**From:** Daniel Barajas [REDACTED]  
**Sent:** Friday, June 2, 2023 6:44 AM  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,  
Daniel Barajas  
Street Address: 6621 N Placita Arquilla  
City: Tucson  
State / Province: Az  
Postal / Zip Code: 85718

## Jackson Cassidy

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**From:** Emmie Fohr [REDACTED]  
**Sent:** Friday, June 2, 2023 8:41 AM  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,

Emmie Fohr

Street Address: 5150 n via de la granja

City: Tucson

State / Province: AZ

Postal / Zip Code: 85718

**Jackson Cassidy**

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**From:** Chamy Escalante [REDACTED]  
**Sent:** Monday, June 5, 2023 9:21 PM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,

Chamy Escalante

Street Address: Route 18243

City: Tucson

State / Province: Az

Postal / Zip Code: Tucson

**Jackson Cassidy**

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**From:** Lia Caldwell [REDACTED]  
**Sent:** Wednesday, June 7, 2023 5:53 AM  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan

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Dear Supervisors,

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

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,

Lia Caldwell

Street Address: 4834 E Cecelia St

City: Tucson

State / Province: AZ

Postal / Zip Code: 85711

RECEIVED PIMA COUNTY CLERK  
VB

To: Pima County Board of Supervisors  
Clerk of the Board

Re: Quail Canyon Specific Plan Rezoning, Case number P22SP00003

Date: June 5<sup>th</sup>, 2023

To whom it may concern:

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

- We **object** to the developer's plan to construct such a high-density development. The property should remain zoned as CR-1 because the proposed change is absolutely not in the quality-of-life interests of current residents.
- We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.
- We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property because of the strong negative influence it will have on the surrounding area, resulting without doubt in increased noise and reduced privacy.
- We **protest** the proposed rezoning/change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.
- We **protest** the proposed plan to use Rudasill Rd. to enter/exit the development, because:
  - It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots, characteristics, none of which can realistically be rectified or ameliorated.
  - Additional traffic will significantly degrade the safety of pedestrians and bicyclists like us; indeed, we have already experienced potentially dangerous encounters with traffic while cycling along Rudasill Rd.
  - Safety concerns with the Rudasill/1<sup>st</sup> Ave. intersection. The sight lines are poor and the proposed plan will make the dangerous turns and long delays to exit Shadow Hills even worse. We have been told that funding is not available for a traffic signal.
  - Safety/congestion with the Rudasill/Oracle intersection will be worse.
- We **protest** the proposed plan which will increase traffic on Oracle and make the delays and poor levels of service at Oracle/Kanmar Place and Oracle/Roller Coaster Road even worse. We are also concerned about the safety of these intersections for our neighborhood.
- We **oppose** increasing the number of U turns on Oracle from this development, as this will present significant safety concerns on an already congested road.

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

*TR Peppard Jane Peppard*

Drs. Terence L. & Jane V. Peppard  
1190 E. Calle de la Cabra  
Tucson, AZ 85718



CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 6/9/23   
C.C. Chris Poirier &  
Donna Spicola

6116 N. Via Tres Patos  
Tucson, Az. 85750

Pima County Board of Supervisors  
Attn: Clerk of the Board, Pima County  
33 N Stone Avenue, 11th Floor  
Tucson, AZ 85701-1404

June 9, 2023

Dear Pima County Board of Supervisor Members,

As a resident of Tucson, I'm deeply concerned about the housing crisis we are currently experiencing. It is a crisis that requires immediate attention. I'm convinced the proposed Quail Canyon development project will greatly contribute to alleviating this crisis and is an essential stride towards social justice and inclusivity in our community. I strongly urge you to vote in FAVOR of this project.

**Our Housing Crisis:** Our community is facing an affordable housing crisis of alarming magnitude. Soaring home prices and inflated rental costs are driving residents out of their homes. It is clear we are failing to meet the housing needs of our citizens. Quail Canyon's proposed development will add crucial housing stock at a time when it is sorely needed.

**Economic Development and Population Growth:** The economic development plans recently approved by the Board of Supervisors will undoubtedly bring an influx of new residents to our city. Without sufficient housing, we risk exacerbating our housing crisis, further decreasing affordability for existing residents. This development project addresses this concern head-on by adding more housing units to our community. Tucson loses out to Phoenix many times do to the availability of available homes to rent or buy.

**Economic Activity and Community Feedback:** The proposed development will generate significant economic activity, positioning it as an economic development project as well as a housing solution. Furthermore, the developer has shown remarkable sensitivity towards community feedback, already reducing the initial proposed density by nearly 44% from 350 multi-family units to 210 and from 200 single-family homes to 100. This reduction reflects a commitment to balancing community needs with economic realities.

**Pima Prospers' Guidelines and Sustainable Development:** The project aligns with Pima Prospers' guidelines, emphasizing sustainable, responsible growth by utilizing an existing urban footprint. It also promises to preserve and restore over 33 acres, more than 62% of the site, as open space and the Pima Wash. This commitment to environmental preservation not only maintains our beautiful desert landscape but also strengthens our housing solutions.

**Socioeconomic Inclusion:** Quail Canyon's development project reflects our community's dignity and an affirmation of our shared humanity. Opposition to this project appears to stem from socioeconomic discrimination rather than legitimate zoning concerns. This stands in stark contrast to our community's principles of equality and fairness. Providing more housing options will encourage a diverse community that enriches our children's educational experiences and serves our community members at every economic level.

**Importance of Maintaining Proposed Density:** Given the escalating construction costs, potential economic downturn, and uncertainties surrounding rental rates, maintaining the proposed density is

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COUNTY ADMINISTRATOR

DATE 6/9/23 CS  
C.C. Chris Poirier & Donna  
Spicola



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Michael I. Capin  
6116 N. Via Tres Patos  
Tucson, Az. 85750

vital to ensure the financial viability of the project. The developer has already been asked by the Planning and Zoning Commission to lower the density to its absolute lowest feasible point.

**Respecting Expert Recommendations:** The recommendations of the county staff and the Planning and Zoning Commission have been grounded in careful analysis and a deep commitment to serving our community's best interests. We must respect their expertise and trust their thorough understanding of these complex issues. Any change made by the Supervisors following a recommendation of approval having been evaluated by experts will serve to further deter future investment, thereby further exacerbating our housing shortage as potential investors will lose all confidence that facts and merits as determined by the experts are ignored.

The proposed Quail Canyon development effectively balances the need for more housing with thoughtful design, economic realities, and environmental considerations. I trust in your ability to recognize the profound potential benefits of this project and urge you to vote in favor of the proposed plans.

The recent Planning and Zoning Commission meeting on April 26th, 2023, concluded with an exceptionally positive 7-2 recommendation for approval for the Quail Canyon project. Quotes from commissioners below demonstrate their confidence in the project:

Gungle

- In the end, I think as we can tell from the comments that we are hearing now from the commission itself, it actually turned out certainly as well, if not better than I could have imagined. This was an effective process... the parties involved made headway.

Hannah

- 'I also appreciate the developers who have been anxious to get this approved and made some movements to try to do that... I understand the infill concept... This whole project meets all of those goals, in terms of infill and additional housing.'

Cook

- 'One of the goals in Pima Prospers is to locate housing close to existing infrastructure and I think that meets it.'
- 'There's a heavy contribution here to affordable housing with 40% going to both individual 1br apartments and Studio apartments. That's very significant for this area.'
- 'The water issue – I think people need to be reminded that the water issue in Arizona that 80% of our water is consumed by agriculture, only 20% of our water is consumed by Cities. Clearly, metropolitan municipal uses of water is not the problem, even though all of the water saving features that are proposed are very much wanted and should be the wave of the future in terms of urban development. 50% of the State's water actually goes to low value agriculture like Alfalfa. So If you want to change the water situation, you got to change the allocation of the Colorado and the mix between Cities and Alfalfa growers.'

Maese

Michael I. Capin  
6116 N. Via Tres Patos  
Tucson, Az. 85750

'I really liked one of our comments from Amanda Gattenby about housing, the need for it, the fact that this is infill...'

- 'It ticks every box that we are looking for... '
- 'Density really is the way we are going to sustainably build our way out of this housing crisis.'
- 'This is definitely [a place that needs redevelopment]...'
- 'It provides the community adaptive reuse and infill.'
- 'It's sustainable, using half as much water as a golf course would.'

#### Tronsdale

- 'Thank you to staff, the developers, and the neighborhood for such amazing communication between everybody. I really appreciate the efforts everybody has taken...'
- 'This is a really good compromise of a project to fit into that space, but not dominate the space... In reality, it could have been a whole lot more... This is a nice balance for what's needed for that corridor and for the housing, but retains some semblance of open space that did exist there...'
- 'No one could be realistic in thinking that an abandoned golf course was going to stay open and vacant forever, especially right in the middle of town.'
- 'So, I think this is a very good compromise... Large vacant spaces [...] really have become magnets for a lot of other issues, whether it's homelessness, encampments, all sorts of things which require a lot of monitoring and I think this is a nice way to also eliminate some of those issues that the neighborhood is going to face if nothing goes into this space.'

#### Truitt

- I would like to thank Commissioner Maese for communicating really all of the reasons that I am also voting for [the project], so I will not repeat all of those.

#### Membrilla

- 'Mr. Chair, I'd like to 2<sup>nd</sup> the Motion. Mr. Chair, I'd like to ask Chris a questions. Chris, prior to Quail Run Quail Creek being CR-1, what was the designation prior to that and did it have to change?
  - 'Chris – Most of the Catalina foothills was, at one point, SR. And then late 50's early 60's it was a person by the last name of Murphy had the vision of rezoning what is the foothills from SR to CR-1 so it's not 100% the foothills but most of the foothills – most of the homes that are CR-1 in the Cat Foothills including this area was at one point SR and that was 1 home per 3.31 acres so that was a radical rezoning at the time. Rudasill was there, it was a increase by over 300% on the density. So a lot of people that are enjoying CR-1, a lot of that property was SR previously.'
- 'Thank you. That reinforces that prior to being there the zoning had to change and that was my point. Secondly, as long as I've seconded the motion, I'd like to give my reasons for a vote of approval. First of all, over Pima County wide,

Michael I. Capin  
6116 N. Via Tres Patos  
Tucson, Az. 85750

everybody knows there's a shortage of living space so to speak. I'm not going to delve into that because you know it's obvious. Secondly, this project, it fills the needs of all the County requirements, including Pima Prospers which was a long, drawn out revision of how the County used to look at things.

In conclusion, I would like to reiterate that the Quail Canyon rezoning proposal has been meticulously reviewed, carefully deliberated, and ultimately wisely and properly recommended by the Planning and Zoning Commission. The development represents a vital step towards addressing our housing crisis and fostering sustainable and inclusive growth.

It is essential to uphold the process you encouraged us to follow and accept the Planning and Zoning Commission's recommendations. Any decision to the contrary would undermine the credibility of the process and represent an incredibly unjust system that promotes lies and privlidge of the few despite the desperately needed benefit to the many who deserve to live in this exceptionally planned development.

Sincerely,

Michael I. Capin  
6116 N. Via Tres Patos  
Tucson, Arizona 85750





### CURRENT HOUSING CRISIS

The Quail Canyon project not only makes sense for this infill area, it is also important for the Tucson region. Southern Arizona, like the entire country, is in the midst of a housing crisis. High demand and dwindling inventory caused the median home price in Tucson to rise thirty-four percent in only two years, and apartment rents have seen a thirty percent increase in only one year.

In addition, Homelessness has reached crisis levels in our community. As of 2022, the City of Tucson estimates more than 1,700 are living on the streets. When a growing number of people are forced to spend thirty percent or more of their income on rent, homelessness spikes. The most impactful solution to homelessness and combating the housing crisis, proven in study after study both here and nationally, is to build more housing at all levels.

### A SUSTAINABLE HOUSING SOLUTION

This development will address the current housing shortage in Pima County by providing 100 single-family homes and 210 multi-family units, offering much-needed housing for local workers and creating a new customer base for businesses. The project will also contribute significantly to the local economy, generating an estimated \$1,235,000 annually in property taxes and \$1,818,010 in impact fees.

Smaller unit types in the apartment buildings allow for more affordable/attainable living options in this area of Northwest Tucson. Smaller single family homes on smaller lots offer more attainable home ownership options for the area. This is not the typical one house per acre project, which allows for more people to live in the area sustainably.

### THE TIME IS NOW

The time has come to move forward with this responsible, sustainable, and much-needed development. By approving the Quail Canyon rezoning proposal, you will demonstrate your commitment to promoting economic growth, social integration, and sustainable urban development in our community.

Again, I urge you and the board to approve, and thank you for approving, this creative and needed development. Sincerely,



June 10, 2023

Re: Proposed Development - Pima Wash/Quail Canyon P22SP00003

JUN 12 2 34 PM '23 PCLK/CFB

Pima County Board of Supervisors:

All the signers of this letter live within 300' of the proposed Pima Wash/Quail Canyon development and have already sent letters of opposition to the project. We oppose the project for many reasons, this letter focuses on:  
**FLOOD ISSUES WITHIN THE PIMA CANYON WASH.**

We have many questions and comments regarding our properties that adjoin the proposed development.

We question the **public safety** and **quality of life** of future homeowners and apartment dwellers if Pima County permits homes and apartments to be built within floodplain areas especially if they are built to the minimum FEMA/NFIP (National Flood Insurance Program) standard. Floods have no boundaries and are the most common disaster.

We feel the proposed development will **negatively affect** our adjoining properties due to rain water flowing through and from the development. These concerns have not been addressed with the neighboring property owners either by the developers or Pima County Planning and Development.

Our houses are located above the Pima Wash varying about 30-60 ft. above the floodway. However, our homes occupy only a small fraction of our property area. The remainder of our yards/properties include the steep hillside to our west down to the bottom of Pima Wash and extensive floodway, floodplain, open space and riparian areas in the wash itself (could be called the "Williams Drive Neighborhood Riparian Preserve"). The more rural and riparian parts of our properties directly abut the developer's North parcel along the golf course parking lot and the developer's South parcel along the golf course and tennis courts.

Because part of our properties include the floodplain and floodway, we get a yearly Floodplain Management Plan from the Pima County Flood Control District. It explains how the Catalina Foothills Watershed includes numerous washes and specifically names five; Pima, Campbell, Finger Rock, Valley View and Ventana Canyon Washes. The plan includes a warning, "Originating in near vertical terrain, these washes descend steeply

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DATE 6/12/23   
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Donna Spicola

through canyon walls before spilling onto the alluvial bajada foothills and then into the geological floodplains associated with Rillito Creek. These watersheds are highly prone to flash flooding, even from rainfall miles away. These flash floods can quickly create life threatening and hazardous situations.” The plan also explains the natural and beneficial functions of floodplains including riparian areas which provide vegetation, improved water quality, erosion protection, soil stabilization, open space and groundwater replenishment.

We wonder why Pima County allows any housing development within floodplains of the **five major washes** in the Catalina Foothills Watershed? Especially development such as this, requiring fill just to meet the 100 year floodstage? That is the minimum recommendation standard for the National Flood Insurance Program (NFIP) which is not very reassuring to the future residents that will be put in harm’s way during a 200 or 500 year storm event.

### **Floodplain**

*“Floodplain managers agree:  
It’s not **if** your community will be flooded. It’s when.”*

Above quote from FEMA document NFIP Floodplain Management Requirements, A Study Guide and Desk Reference for Local Officials:

[https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwis\\_7749vf-AhWOC0QIHYBhA-QQFnoECCIQAQ&url=https%3A%2F%2Fwww.fema.gov%2Fsites%2Fdefault%2Ffiles%2Fdocuments%2Ffema-480\\_floodplain-management-study-guide\\_local-officials.pdf&usg=AOvVaw2EaH7J9H-ZzRjy35WmGzSC](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&cad=rja&uact=8&ved=2ahUKEwis_7749vf-AhWOC0QIHYBhA-QQFnoECCIQAQ&url=https%3A%2F%2Fwww.fema.gov%2Fsites%2Fdefault%2Ffiles%2Fdocuments%2Ffema-480_floodplain-management-study-guide_local-officials.pdf&usg=AOvVaw2EaH7J9H-ZzRjy35WmGzSC) (Disaster Operations and Hazard Mitigation, Unit 10, Page 10-1)

In fact, FEMA states the following in their Local Government Officials - Floodplain Management Resources:

*“Participating counties, municipalities and tribal nations can become stronger and more resilient by risk reducing actions, such as the following best practices:*

- *Adopting and enforcing higher floodplain management standards than NFIP minimum requirements (e.g., higher freeboard, lower substantial damage ratios)*
- *Maintaining rigorous enforcement*
- *Promoting open space through property buyouts and community planning*
- *Encouraging responsible building practices (ASCE or IBC, for example, including IBC Appendix G)*

- *Promoting the purchase of flood insurance*

*Best practices for keeping your community safe include the adoption of higher standards, which can be adopted at any time. The flood map adoption process near the end of a new Flood Insurance Rate Map (FIRM) study process is a good opportunity to improve those standards. By following these best practices and adopting higher standards than the federal minimum, a community can expect faster recovery from flooding events, lower impact to other properties and communities, and reduced financial and physical effects on property owners. In addition, flood insurance premiums for residents and business owners in high-risk areas can be reduced substantially if communities build higher and actively participate in the Community Rating System (CRS). Typically, two feet of freeboard (additional height above the Base Flood Elevation that allows a margin of safety) will save a homeowner more than 40 percent off flood insurance through the NFIP. ”*

<https://www.fema.gov/floodplain-management/manage-risk/local> (p. 14)

### **Insurance and Liability Concerns**

Most homeowners' insurance does not cover flood damage. A one-inch flood can result in damage of \$25,000 or more. In addition to damage to our property, we have questions regarding liability and recovery costs for those homeowners and renters who do not purchase a separate flood insurance policy. Will the county be taken to court and held liable for negligence if it allows a high-density development in this Special Flood Hazard Area (high-risk) zone? In general, the courts have:

*--Broadly supported regulations which exceed minimum Federal Emergency Management Agency (FEMA) standards including flood protection elevations which exceed FEMA requirements, and floodway designations (e.g., zero rise).*

*--In some jurisdictions, held governments liable for negligence or nuisances when governments issue regulatory permits for buildings, other structures, or subdivisions which cause increased flood hazards on other property or for inadequate inspections or monitoring.*

Recommendations from the Association of State Floodplain Managers Foundation include:

- *Consider impacts of permitting decisions on adjacent landowners including the cumulative impacts of such decisions.*
- *Apply a no adverse impact standard.*
- *Consider future conditions to calibrate flood levels so that permitted buildings and other structures are not damaged by future flood levels.*

More information is available at:

[https://s3-us-west-2.amazonaws.com/asfpm-library/Legal/ASFPM\\_Comparative\\_look\\_at\\_pub\\_liability\\_for\\_flood\\_haz\\_mitigation\\_09.pdf](https://s3-us-west-2.amazonaws.com/asfpm-library/Legal/ASFPM_Comparative_look_at_pub_liability_for_flood_haz_mitigation_09.pdf)

The current LOMR (Letter of Map Revision - Sept 29, 2008) for the Quail Canyon property assigns a SFHA (Special Flood Hazard Area) Zone AE on parts of the property as well as Zone X. It is our understanding that a new CLOMR and LOMR will be completed during project construction. After the new LOMR, any of the project areas remaining in a SFHA Zone AE would qualify for NFIP flood insurance. If any future homeowners apply for a loan/mortgage from a Federally-regulated or insured lender, they would be required to purchase flood insurance. (From FEMA document - NFIP Floodplain Management Requirements cited above.)

### **Water Flow; Elevation and Velocity**

As a community, we must not ignore recent climate events and flooding occurring both in Arizona and nationally. Heavy rain events are more extreme and intense (as in California this winter/spring). The Quail Canyon SP does not take into account the impact of potential future climate change as it only builds up the floodplain to the 100 year flood stage.

The 100 year flood stage (Base Flood Elevation) can occur anytime, not once every hundred years. A 100 year flood has a 1% chance of occurring in any given year and a 26% chance of occurring over the course of 30 years (typical mortgage). From what we understand, the National Flood Insurance Program (NFIP) determines rates for flood insurance based on 100 year floodplains and floodways. FEMA has established minimum floodplain management requirements for communities however, the FEMA Director, Deanna Criswell, noted in September 2022 on CNN's *State of the Union* that "FEMA's maps right now are really focused on riverine flooding and coastal flooding, when we're seeing these record rainfalls that are happening... that's what our flood maps don't necessarily take into consideration."

Asked whether FEMA plans to update these maps in response to the evolving climate, Criswell confirmed that federal disaster officials would "continue to work with all of our local jurisdictions to help them better identify what their needs are and help them create better predictive models." She didn't elaborate on when or how any updates to the maps would occur.

"It's hard to predict when we're going to see rain events like that, right, and the status of the infrastructure to be able to support that," she said to CNN, adding that the country

needs to “start thinking about what the threats are going to be in the future as a result of climate change” in order to mitigate them.

<https://www.smithsonianmag.com/smart-news/federal-flood-maps-are-outdated-because-of-climate-change-fema-director-says-180980725/>

Another factor which leads to weather unpredictability in the Southwest is the El Nino Southern Oscillation (ENSO). El Nino occurs each 3-5 years and the likelihood of El Nino in 2023 will approach 90% by summer and >90% throughout next fall and winter.

<https://www.climate.gov/news-features/blogs/may-2023-enso-update-el-ni%C3%B1o-knocking-door>

The property owners at 5885 Williams Dr. have been down to the edge of Pima Wash on their property after many rainstorms. One year (we believe 2015), rainclouds hung out over Pima Canyon for a couple hours. After the rain, they were able to go down the hillside and be almost level with Pima Wash, now a “river” 5 or more feet deep racing along fast enough to create waves and carry large debris. It was both amazing and terrifying at the same time. This flood also washed out and sent downstream substantial amounts of dirt and rocks from the steep slope at the western edge of their property (east boundary of the Pima Wash floodway).

This is just one example of the effect of natural water flow causing significant property loss due only to Mother nature. How much more will occur if this development is approved and allowed to increase water flow level and velocity onto the private property owned by people who have lived here for many years?

**The Quail Canyon Specific Plan (SP) states “the water surface elevation at the property boundary will not increase more than a tenth of a foot or increase velocities by more than 10%” due to their construction.**

However, FEMA documents state development should be regulated so that floodways will have no increase in upstream flood elevations:

<https://www.fema.gov/flood-insurance/terminology-index/>

Floodway definition from the above document:

*“A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.*

## Gabion Bank Protection

The Quail Canyon SP states that, “Adjacent to the Pima Wash there will be gabion bank protection improvements that will remove the Quail Canyon property from the regulatory floodplain”. We wonder where does it state that there will be rock gabion bank protection for the properties east of the development and for Oracle Road (tax payer property)? The proposed construction, as defined in their plan, will decrease flow area and increase both water elevation and flow velocity thus increasing rates of erosion on neighboring properties East, West and South of the development.

Again, quoting from the FEMA NFIP Floodplain Management Study Guide and Desk Reference for Local Officials...

*“A floodway analysis determines the boundaries of the floodway using these floodplain management concepts:*

- *Continued development in the floodplain will likely further obstruct flood flows, which will back water up or divert it to other properties.*
- *Properties on both side of a river or stream should be treated equitably. The degree of obstruction permitted now for one should be permitted in the future for the other.*
- *Property owners should be allowed to develop their land, provided they do not obstruct flood flows, cause damage or create a nuisance to others. (A community may allow development in the flood fringe that cumulatively increases the BFE, but NFIP regulations specify that such total increases cannot exceed one foot at any point along the stream. Some states or communities have more restrictive standards that must be met.)*

*Allowing flood heights to rise up to one foot is a compromise standard. Prohibiting any rise in flood heights would prohibit most types of new development or redevelopment. On the other hand, allowing development to cause significant increases in flood heights can cause great problems for others.*

*States and communities may use a more restrictive standard for delineating a floodway. Some may allow only a 0.5-foot or 0.1-foot rise in the base flood elevation in the floodway analysis. This results in wider floodways and less area in the flood fringe.”*

We don't believe any development within a Pima County wash should be allowed if it adds height or increases water velocity by any amount ... because it thereby will increase erosion.

## Swales

The Quail Canyon SP also states there will be swales “on the East and West edges of the development area”. Yet, the available drawings do not show any evidence of swales on the northern portion of the property where the apartments will be located? This is critical to private property owners adjacent to the northern property as water flowing from the development would definitely impact the private properties. First flush retention is not sufficient as many of our storm events are more than ½ to 1 inch of rain. Water coming from the Northern property should be captured and not allowed to flow eastward further eroding the bank on the eastern edge of the Pima Wash floodway.

## Pima Wash - 200-year event in 2021

*Another concerning document...Pima Flood Control had this to say in their report about the July 2021 flooding in Pima Wash:*

*“Based on data from ALERT gage 2270 (Pima Canyon near Table Mountain), the storm event of July 22/23 exceeded the 200-year return period. This gage registered approximately 4.5” of rain in a 3-hour period. The 200-year storm is 4.2” of rain in 3 hours and the 500-year storm is 4.84” of rain in 3 hours.”*

*“Despite heavy rainfall and concerning stream gage measurements in the Pima Wash watershed, no flooded structures were observed or reported along Pima Wash. The reason for this may be that the event had a low volume due to the peaky nature of the flow.”*

Another way to look at this is ... Pima County was lucky that the rainfall was variable for this event, but what if it hadn't been “peaky”? Homes were damaged due to flooding from this event mostly in the Finger Rock and Geronimo Wash areas. Dependent on the location of the storm, this could happen in any of the major washes - determined by the unpredictable path of both winter and monsoon storms.

*“It has also been postulated by District staff that floodplain models for some of the watersheds, Pima Wash being prime among them, may not accurately represent how they respond to extreme rainfall events. One possible explanation for the disparity is the presence of geological features such as fractures that promote the infiltration of storm water. The input parameters of future floodplain models of these watersheds may need to be adjusted to match observed watershed responses.” (Report on Flooding Associated with Santa Catalina Mountains Watercourses on July 22-25, 2021 by Pima Flood)*

Given the uncertainty about flood potential within the Pima Wash, once again, we ask, how can Pima County approve such a development?

**Development Contractor(s) must respect property boundaries**

If this plan is approved, it is also essential that contractors do not cross the North and South parcel property boundaries during construction. Our adjacent properties must not be disturbed, as they are home to numerous native plants and animals, sandbanks and other natural terrain including floodplain. These remaining floodplain and riparian areas need to be preserved as valuable protections to the environment of Pima Wash south of Rudasill Rd.

**Photos – Bollards needed south of Rudasill?**

Photos show flooding at Pima Wash and Rudasill in 2015.

One is of the car that was washed off Rudasill. Perhaps bollards should be installed on the southern shoulder of Rudasill in Pima Wash to prevent cars from being carried downstream.

Additional pictures demonstrate flow in Pima Wash from 2022 upstream, downstream and across the wash.

Pima Wash Flood 2015



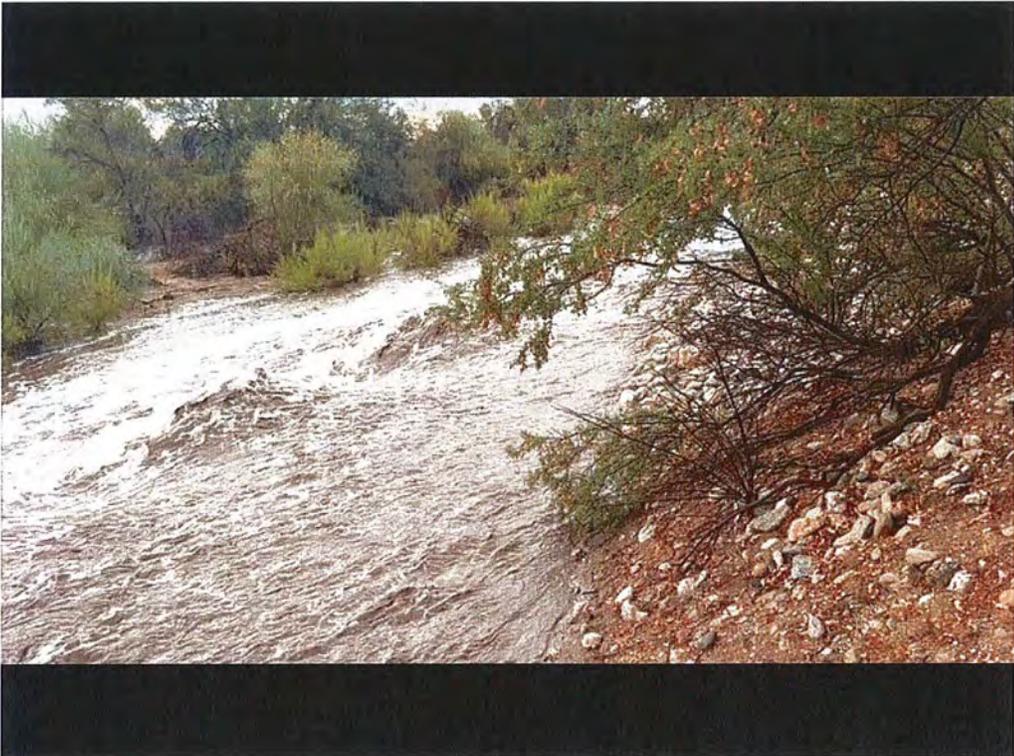


Pima Wash Flood 2015 – Bollards placed along the south side of Rudasill might prevent cars (circled below) from being swept downstream





Pima Wash July 2022 – view upstream and downstream from 5813 E. Williams Dr.





Water flowing East to West across Pima Wash July 2022 view from 5813 E Williams Dr.



Water flowing through proposed apartment site July 2022 view from 5813 E Williams Dr.



### **Consideration and Reflection on Public Safety and Quality of Life Concerns**

We hope the Board of Supervisors will thoughtfully consider our neighborhood concerns regarding flood issues and the proposed Quail Canyon development when making the decision whether or not to approve or deny this project in its current form.

*“Even with all our technology, and the inventions that make modern life so much easier that it once was, it takes just one big natural disaster to wipe all that away and remind us that, here on Earth, we’re still at the mercy of nature.” -Neil deGrasse Tyson*

Respectfully Submitted,

Laura and Ed Bartkowski 5885 N Williams Dr Parcel #10221064A

Leslie and Barry Paige 5700 N Williams Dr Parcel #102210680

Kevin and Eleanor Kiley 5704 N Williams Dr Parcel #102210660

Christopher McGrory 5706 N Williams Dr Parcel #102210650

Herman and Lisa Rascon 5711 N Williams Dr Parcel #105010030

Patrick and Julie McCarthy 5721 N Williams Dr Parcel #105010020

Drew and Andrea Decker Swanson 5901 N Williams Dr Parcel #10221025D

Valerie Smith and Mark Sladek 5737 N Williams Dr Parcel #105010010

Bryant and Janet Nodine 5811 N Williams Dr Parcel #102210690

Laura (Lee) and Dean Marvin 5813 N Williams Dr Parcel #10221064B

Christian Kreuger 5901 N Williams Dr Parcel #10221025D

The above signees all reside on Williams Dr directly adjacent to the proposed development

To: Board of Supervisors  
Re: PROTEST/OBJECT to REZONING Pima Wash/Quail Canyon P22SP00003

10 June 2023

While one can appreciate the use of density and infill to address housing shortages, it is unwarranted where the existing infrastructure cannot support it. Rudasill Road was built in 1941. Its design (and that of Rollercoaster, Kanmar and Genematas) neither supports the developer's proposed density and poorly calculated expectations of capacity nor the road capacity definition promoted by DoT. Both calculations account solely for automobiles - neither account for use of a road by cyclists, runners, and other pedestrians in addition to automobiles, motorcycles, semis, and buses. This antiquated capacity equation renders anyone not in a vehicle nonexistent, uncounted and a non-entity in the safety risk assessment and creates public safety and traffic issues in the surrounding area.

Improvements on Rudasill at the developer's ingress and west to Oracle do not help with traffic flowing between 1<sup>st</sup> and Oracle. The term "traffic" is meant to include all forms of locomotion: automobiles, motorcycles, buses, the occasional USPS 18-wheeler, walkers, runners, and cyclists. The improvements do not address the hill at Williams with no line of sight in either direction nor the poor lines of sight at Genematas and the Yellow Wood Trail neighborhoods, nor any other neighborhood requiring Rudasill for ingress/egress to their streets or homes bordering Rudasill. The lack of lines of sight, no shoulders, disregard for signage and lane markings, and speeding on the road impact all neighborhood residents who cycle, run, or walk. We already have issues with drivers and traffic, which wax and wane with the seasonal arrival of snowbirds. The proposed density of development for those who will use Rudasill will amplify concerns for safety and access.

To reiterate:

- As drivers, cyclists, and pedestrians we have been tailgated, honked at, cursed, and passed in dangerous areas (no LOS on a blind uphill) trying to get in to our Genematas, North Rudasill and Williams neighborhoods. Some people have been struck, many report near misses.
- Rudasill has no sidewalks on either side of the street nor a bike path. The shoulders are rutted and unsafe where they exist. Pedestrians/Cyclists who frequently walk/cycle along Rudasill on the shoulders and on the pavement are at increased risk without the benefit of adjacent sidewalks due to increased traffic on Rudasill.
- Current sand and rock road shoulders are eroded and rutted in many places – requiring all to remain on the road through the curves. Road bikes – and even gravel bikes – cannot track well on these off-road sections of Rudasill. Not everyone walks well on rocks nor leaps agilely over ruts.
- When we use hand signals on our bikes – alternating between first a slowing and then a left turn signal - there is always the danger that anyone under 60 does not know what they mean. Some seem to think it is an indication for them to pass on the left – even with double yellow lines and a blind curve or uphill screaming to *not* do that.
- While walking and biking we notice that most drivers are unable to keep their vehicles in the designated lanes on the curves
- Getting into Williams drive requires slowing well before the hill, looking backwards to see if one is going to get rear-ended, trying to look over the hill for cars coming up either in the appropriate lane

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 6/12/23 CR  
C.C. Chris Poirier &  
Donna Spicola

JUN 12 2023 08:29:00 CLK OF PM

or in the wrong lane, slowing to check no cars are coming out of Williams drive, or having to stop for a car exiting Williams Drive. This puts EVERYONE (cyclists, runners, walkers, vehicles) at risk.

Despite several meetings with Pima County transportation representatives over the last 10 years on these issues, nothing has been done to ameliorate the conditions as the neighborhoods have grown around the 1<sup>st</sup>-Rudasill-Oracle corridors. We essentially have been ignored in our suggestions – any of which could help resolve the public safety problem. Signage (painted on the road or posted) to slow is essentially disregarded and unenforced. There is no signage for not passing on the road nor for the fact that pedestrians and cyclists will be present. Signage alone is *not* enough to mitigate issues with the road whose rural design cannot be undone. *Before* allowing this development to proceed, consider making the necessary changes to Rudasill to make it safe for all residents, current and future.

Lower the speed limit from 35 to 25, which is more in tune with a residential neighborhood (already posted signage suggests speeds should be around 20 at the intersections and where the road curves and dips). Reinforce safer speeds, no passing zones, and access with any combination of the following:

- speed tables between Genematas and Williams on both sides of the road.
- stop signs at Williams westbound and another at Genematas eastbound.
- paved bike lanes/walking path on both sides of the road or a bidirectional paved bike lane/walking path on one side to replace the rutted sand and rock shoulders and improve the drainage.
- signage for no passing zones AND fact that pedestrians and cyclists are present.
- solar powered speed feedback displays.

This does not even begin to address the challenges and issues the intersection at 1<sup>st</sup> and Rudasill presents to anyone attempting to exit or enter the road.

Adding an additional 210 to 420 or more cars and trucks making multiple daily trips translates to increased mortality and accident risks on Rudasill as it is currently designed and maintained. As a driver, walker and cyclist, whose only access is Rudasill road, I would prefer NOT to be killed or gravely injured while out enjoying the neighborhood, whatever means of locomotion I am employing.

I respectfully protest and object to the rezoning request for P22SP00003. Maintaining the current CR-1 zoning for this development would be the best way to protect the lives of those who will use this road with the hope that someday Rudasill Road will be endowed with proper safety retrofitting.

**Lee (Laura) and Dean Marvin**  
**5813 N Williams Drive**  
**Tucson AZ 85704**  
**Pima County Parcel Number: 102-21-064B**

Co-Signer	Resident Address	Pima County Parcel Number
Paul and Kay Quataro	5890 N Williams Drive	102-21-026D
Carl Dolk and Diane Graves	150 E Rudasill Road	120-22-0370
George and Lorraine Gutsche	5950 N Williams Drive	102-21-025L
Kevin and Eleanor Kiley	5704 N Williams Drive	102-21-0660
Richard and Jane Haug	5550 N Maria Drive	105-02-1780
Richard and Susan Nichols	550 E Roberta Circle	102-19-0530
Louis and Christina LeBron	5910 N Williams Drive	102-21-025J

<b>Co-Signer</b>	<b>Resident Address</b>	<b>Pima County Parcel Number</b>
Ed and Laura Bartkowski	5880 N Williams Drive	102-21-0649
Glenn and Kathy Dixon	6050 N Canton Drive	102-19-0550
Gail Wright	6090 Serendipity Lane	102-20-2360
Judith Busche	111 E Rudasill Road	102-20-0145
Clark Arnold	201 E Rudasill Road	102-19-0350
Jean Young	55 E Rudasill Road	102-20-016A
Lori Bryant	251 E Rudasill Road	102-19-0160
Barbara Seelig	255 E Rudasill Road	102-19-0150
Michael Coyle	121 E Rudasill Road	102-19-033B
Jordan Misner and Chris Tisch	275 E Rudasill Road	102-19-0140
William and Rose Johnson	145 E Rudasill Road	102-19-033D
Arlene Rieber	205 E Rudasill Road	102-19-0370
Mike Brown	6045 Reliance Drive	102-20-1860
Deidre Mahony	6100 N Oracle Road #24	102-20-2600
Jean Schwartz	6010 N Canyon Drive	102-19-0560
David and Jill Denton	200 W Rudasill Road	102-20-010C
Valerie Smith	5737 N Williams Drive	105-01-0010
Barry and Leslie Paige	5700 N Williams Drive	102-21-0680
Michael Snedeker	115 E Rudasill Road	102-19-0170
Christian Krueger	5901 N Williams Drive	102-21-025B and 102-21-025D
Mary Rosenau	6100 N Oracle Road #21	102-20-2600
Shad and Renee Lopez	5720 N Williams Drive	105-01-1070
Elizabeth Segerstrom	6055 N Canyon Drive	102-19-0280
Sharad Pandhi	5828 N Oracle Road #100	102-21-024A
Joan Scott and Bill Broyles	5501 N Maria Drive	105-02-208A
Drew Swanson and Andrea Decker Swanson	5901 N Williams Drive	102-21-025B
Janet and Bryant Nadine	5811 N Williams Drive	102-20-2220
Pat and Hope O'Donnell	6100 N Oracle Road #1	102-20-2600
Dean Marvin	5813 N Williams Drive	102-21-0648



PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Maia</i>	ALYSSA DITZ	3250 W Cortaro Farms Rd.	[REDACTED]	5/28/23
<i>Kathy Baber</i>	KATHY BAKER	6435 WITENBERG DR CATALINAS #45	[REDACTED]	5/28/23
<i>Patricia Tucker</i>	Pat Tucker	4802 E Helena St	[REDACTED]	5/28/23
<i>Susan Smith-Pull</i>	Susan Coudes-Mills	7651 E Severca St	[REDACTED]	5/28/23
<i>Ally</i>	Seanne Krizman	2249 E Adams St.	[REDACTED]	5-28-23
<i>Kathy Smith</i>	Kathy Smith	6836 W Clarendon Rd	[REDACTED]	5/28/23
<i>Ally</i>	Navigar Weinberger	5422 N La Cienega Dr	[REDACTED]	5/28/23

Send petitions to: [ca2@pima.gov](mailto:ca2@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

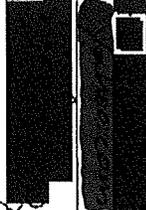
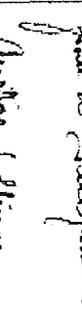
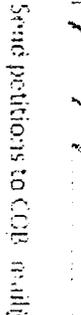
CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 6/18/23 CS  
C.C. Chris Poimer & Donna Saiola

JUN 12 2013 10:03 AM CLK OF BO

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Laura Thompson	2131 E. Florence Dr.		5/28/23
	John DeLoore	7835 W. Buckeye Road		5-28-23
	Wendy Muser	5525 E. Camino del Cerro		5/28/23
	Lawrence J. Retz	5525 E. Camino del Cerro		5/28/23
	Mackenzie Robb	4829 N. Via Entrada		5/28/23
	Tereza W. Teixeira	3880 N. Rio Verde Vista Dr.		5/28/23
	Aysara Callings	851 West Wilmore Road		5/28/23
	Richard Ortiz	5825 W. Cortez Rd		5/28/23

Send petitions to COP, e-mail@pima.gov, or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Jessica Brewster</i>	Jessica Brewster	5957 E Calle Siwasra	[REDACTED]	05/29/23
<i>Joan Allen</i>	YVONNE MICHAEL	4825 N. CR LOBITA	[REDACTED]	5/29/23
<i>R. Allen</i>	Richard Michael	4825 N. CR LOBITA	[REDACTED]	5/29/23
<i>Robertson</i>	Kathy Ben	1637 E. White Vista	[REDACTED]	5/29/23
<i>[Signature]</i>	Paul Free	1421 W. Hunter Rd.	[REDACTED]	5/29/23
<i>[Signature]</i>	Ron Lambert	1405 N PA. Tanagerla	[REDACTED]	5/29/23
<i>Deborah Kucera</i>	Deborah Kucera	8989 ESCALANTE RD	[REDACTED]	5/29/23
<i>Carol Watson</i>	CAROL WATSON	9025 E LEE ST	[REDACTED]	5/29/23

Send petitions to [CDP\\_mail@pima.gov](mailto:CDP_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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

Signature link, no digital!	Printed Name	Address	Phone or email	Date
<i>[Handwritten Signature]</i>	Jessie Johnson	2100 N. Sycamore St. Tucson AZ 85715	[Redacted]	6/4/23
<i>[Handwritten Signature]</i>	Mark McKendry	4907 N. Riverbend Ave Tucson AZ 85712	[Redacted]	6/4/23
<i>[Handwritten Signature]</i>	JAROLE HANSON	Circle 85719	[Redacted]	6/14/23
<i>[Handwritten Signature]</i>	Jane Borek	---	[Redacted]	6/14/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Doreen Roberts	3224 N. Camino Castle Apt 1516 85715	[Redacted]	6-4-23
<i>[Signature]</i>	Gynthia Dorman	263 N. Grande Ave 85715	[Redacted]	6-4-23
<i>[Signature]</i>	Ronald Dorman	203 N. Grande Ave	[Redacted]	6/4/23
<i>[Signature]</i>	Barbara Beck	4421 N. Los Arboles	[Redacted]	6-4-23
<i>[Signature]</i>	Debbie Smith	462 E. Camino Lomas	[Redacted]	6-21-23
<i>[Signature]</i>	Lynette Nevada	4225 N. Tucson Ariz	[Redacted]	6-4-23
<i>[Signature]</i>	[Redacted]	240 W. Calle Madera (A)	[Redacted]	6/4/23
<i>[Signature]</i>	[Redacted]	1111 W. Vista Verde	[Redacted]	6/14/23

Send petition to City Clerk or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rutasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 111. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rutasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Pilar Norris</i>	Pilar Norris	8800 N. Pickens Dr.	[REDACTED]	6/4/23
<i>Amy C Norris</i>	Amy C Norris	8800 N. History Dr.	[REDACTED]	6/4/23
<i>Sammy Madden</i>	Sammy Madden	4038 E. Montecito	[REDACTED]	6/4/23
<i>Denny McFadden</i>	Denny McFadden	4037 E. Montecito	[REDACTED]	6/4/23
<i>Suzie Harrison</i>	Suzie Harrison	4150 N. Desert Viewwood	[REDACTED]	6/4/23
<i>Theresa Tanner</i>	TERESA TANNER	5201 N CALE OLEO	[REDACTED]	6/4/23
<i>Tamiy Samis</i>	Tamiy Samis	521 N. 1st Avenue	[REDACTED]	6/4/23
<i>Melissa Daniels</i>	Melissa Daniels	1548 E. Hedrick Ave #7	[REDACTED]	6/4/23

Send petitions to: [cahr@mail@pima.gov](mailto:cahr@mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Maria Jean	1780 N. Oracle Rd.	[REDACTED]	05/23/23
	Colleen Raster	780 N Oracle Rd	[REDACTED]	5/24/23
	Tracy Rhoads	7800N Oracle Rd	[REDACTED]	5/24/23

Send petitions to [COIC\\_email@pima.gov](mailto:COIC_email@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1604

**PROTEST PETITION AGAINST REZONING, OR AMENDING THE COMPREHENSIVE PLAN (CASE # P225P00003)**

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

Signature (last, no initials)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Stephanie Rinaldi	1177 N. Oracle Rd. Apt 3205	[Redacted]	5/27/23
<i>[Signature]</i>	William K. Garza	10636 N. Camino Rosas Oro Valley AZ	[Redacted]	5/27/23
<i>[Signature]</i>	Brenda Smalley	7601 N. Com de Mex	[Redacted]	5/27/23
<i>[Signature]</i>	Renee A. Sowell	26 W. Vesuvius St	[Redacted]	5/27/23
<i>[Signature]</i>	TERRI SEBASTIAN	231 W. Motherlans St	[Redacted]	5/27/23
<i>[Signature]</i>	Samantha Suhale	7910 Patricia Ln	[Redacted]	5/27/23
<i>[Signature]</i>	Angela Johnson	7110 N. Pinta Financia	[Redacted]	5/27/23
<i>[Signature]</i>	Sasha Carlson	1520 E. Gresham Pl	[Redacted]	5/27/23

Send petition to: City of Tucson, Dept. of Public Works, 33 N. Stone Ave., Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Chris Jackson</i>	CHRISTOPHER JACKSON	9751 N HORROW VISTA PL	[REDACTED]	5/27/23
<i>Robert Buchanan</i>	ROBERT BUCHANAN	19783 N PLEASANT MESA DR ORAZ	[REDACTED]	5/07/23
<i>David Stader</i>	DAVID STADER	3444 E ARIZONA TRAIL	ONE WAY 480	5/23/23
<i>Paul Miller</i>	PAUL MILLER	19538 N LOST ARROW DR	85772	5/27/23
<i>Vanilla</i>	MARIANNA ESPPOSITO	12461 N SUMMER WIND DR	[REDACTED]	5/27/23
<i>Chris Jackson</i>	CHRISTOPHER JACKSON	1177 N ORACLE RD	[REDACTED]	05/27/23

Send petitions to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Danora Olson	1130 W. Emerald Hill Dr	[Redacted]	5/29/23
<i>[Signature]</i>	Kathleen Meade	13015 E. Whispering Tree	[Redacted]	5/27/23
<i>[Signature]</i>	Armanda Kippa	28710 Laveta Ct	[Redacted]	5/27/23
<i>[Signature]</i>	Virginia Venturillo	2610 Birchburn Rd	[Redacted]	5/27/23
<i>[Signature]</i>	Amy S. Goslar	225 W. Meadowbrook Dr.	[Redacted]	5/27/23
<i>[Signature]</i>	Jessie Owen	24115 Boulder Crest	[Redacted]	5/27/23
<i>[Signature]</i>	John Frenkel	20 Ave 90899	[Redacted]	5/27/23
<i>[Signature]</i>	Clayton Babcock	633 E Desert Fox Dr	[Redacted]	5/27/23

Send petitions to (03) mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SEP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	William Book	7030 N. W. Rudaesill Dr 715 Deerfield Blvd	[Redacted]	2/27/25
<i>[Signature]</i>	MIKE HARRIMAN	14089 N COMUS Hill	[Redacted]	2-7-2025
<i>[Signature]</i>	Helen Sklar	3616 E. Horner Dr P 200 N. W. Rudaesill Dr 520 W. W. Rudaesill Dr	[Redacted]	2/27/25
<i>[Signature]</i>	Tony McCaslin	13 E. W. Rudaesill Dr 13 E. W. Rudaesill Dr	[Redacted]	2/27/25
<i>[Signature]</i>	Victoria Hoffman	122710 N. W. Rudaesill Dr 122710 N. W. Rudaesill Dr	[Redacted]	2/27/25
<i>[Signature]</i>	Laura Brown	2390 E. Slipstream Dr 2390 E. Slipstream Dr	[Redacted]	2/27/25
<i>[Signature]</i>	Carolyn Larson	966 E. Rudaesill Dr 966 E. Rudaesill Dr	[Redacted]	2/27/25
<i>[Signature]</i>	Amel Ahmed	Tucson, AZ	[Redacted]	2/27/25

Send petition to: 604 City Hall, Tucson, AZ 85701 or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1604

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (last, first, initial)	Printed Name	Address	Phone or email	Date
[Signature]	Thomas Wells	580 E Rimrock Pk Overlay	[Redacted]	5/28/23
[Signature]	Clare Wells	580 E Rimrock Pk Overlay	[Redacted]	5/28/23
[Signature]	Katherine Meehan-De	Tucson AZ 85704 2952 Wilburwood Hill Dr	[Redacted]	5/28/23
[Signature]	Daphnia Karent	9110 N Oracle Road Pk 85742	[Redacted]	5/28/23
[Signature]	John Karent	" "	[Redacted]	
[Signature]	MARY E. SEXTON-HOUSE	6930 W THUNDER CANYON WAY	[Redacted]	5/28/23
[Signature]	Kenneth A. Hoge	" "	[Redacted]	5/28/23
[Signature]	Marsha Dawn Campbell	5077 N. Campbell Ave	[Redacted]	5/28/23

Send petition to our meeting or give or to Clerk of the Board, 33 N Stone Ave, Suite 200, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

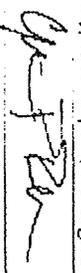
We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1. ITC. We object to and strongly protest increasing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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Erin C Carpenter	3501 W Park Ave Unit C Tucson, AZ 85717	[Redacted]	5/25/23
	Alan Demogren	4340 W. Pyrenean Dr. Tucson AZ 85744	[Redacted]	5/22/23
	Catherine Sakerson	1861 N. Sam Joquin Rd Tucson AZ 85743	[Redacted]	5/28/23
	Robert W. Heacock	4101 W. Trece Way Tucson AZ 85743	[Redacted]	5/28/23
	Linda J Herrick	4101 W Trece Way	[Redacted]	5/28/23
	Ashley Steinmetzberg	421 E. 33rd St	[Redacted]	5/18/23
	Oka-Mikhael	434 W. Pyrenean Dr. Tucson AZ 85744	[Redacted]	5/28/23
	Tadi Zavala	3700 N. Rowland Rd	[Redacted]	5/28/23

Send petitions to COB\_email@pima.gov or to Clerk of the Board, 33 N Store Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	CLIFFORD ROBBINS	8931 E 7TH ST		5/28/23
	Heather Riverra	2307 N Oliver Ave		5/28/23
	JAMES H. LORENIS	1511 N. CRAWCROFT RD		5/28/23

Send petitions to [GCP\\_email@pima.gov](mailto:GCP_email@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Bruce Perry	2958 N Santa Augustine	[Redacted]	5/21/23
<i>[Signature]</i>	Victoria Ramirez	9950 E Sandshell Ct Tucson AZ	[Redacted]	5/11/23
<i>[Signature]</i>	Russell Turner	5441 N. Susan Rd Apt 216	[Redacted]	5/28/23
<i>[Signature]</i>	Katherine Josten	4061 E 4th St Tucson AZ	[Redacted]	5-21-23

Send petitions to: [COR\\_mail@pima.gov](mailto:COR_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Zoe Wodolman	1255 W Sam Lucas Dr	[Redacted]	5/21/23
	CEIA FERRERI	3081 E WYMONOUTH ST	[Redacted]	5-21-23
	Ashlye Boudry	12703 N LAURELWOODWAY CRO Valley #2 85755	[Redacted]	5/21/23
	Maxwell Bateman	241 E. PARDOSA ST.	[Redacted]	5/21/23
	Mwendu Thomas	241 E. PARDOSA ST.	[Redacted]	5/21/23
	Judia Fragozo	4598 W Scott	[Redacted]	5-21-23
	Michael S. Humber	11570 W. ANDERSON DR TUCSON AZ 85706	[Redacted]	5-21-23
	K. A. Humber	11570 W. ANDERSON DR TUCSON AZ 85706	[Redacted]	5-21-23

Send petitions to [COB\\_Track@pima.gov](mailto:COB_Track@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink; no digital)	Printed Name	Address	Phone or email	Date
	Jonathan Seece	4500 N. Winkler	[REDACTED]	5/21/23
	Lauren Mulvihill	10335 Casper Ave #1	[REDACTED]	5/21/23
	Candace Johnson	5220 N Solidad Rd	[REDACTED]	5/21/23
	Elizabeth Gines	205 N Wilmore Rd APT 351 <small>TUCSON AZ 85711</small>	[REDACTED]	5/21/23
	John King	7100 W. Lincoln St. Wren	[REDACTED]	5/21/23
	Heidi Hawkins	7100 N. Camino del Sol	[REDACTED]	5/21/23
	MariSella Sandoval	3723 E Fairmont Dr	[REDACTED]	5/21/23
	Cecilia Sandoval	5235 W Northlandway	[REDACTED]	5/21/23

Send petitions to COB: [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

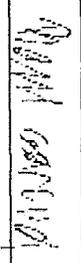
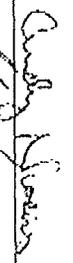
We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We object to and strongly protest increasing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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	Jennifer D. Hall	Tucson AZ 85718 5070 N. La Bomba	[REDACTED]	5/21/2023
	Teri R. Dean	11504 N Wynn Row MARIANA AZ 85758	[REDACTED]	5/21/2023
	STEPHENE DEAN	11506 N Moon KAHUHA MAIANA, AZ 85658	[REDACTED]	5/21/23
	Kathleen O'Brien	5010 N Westridge Dr 	[REDACTED]	5/21/23
	DOUG O'BRIEN		[REDACTED]	5/21/23
	Lena Melnick	123 S. Westmoreland Ave	[REDACTED]	5/21/23
	TERESA SMITH	7900 Esplanada #1202	[REDACTED]	5/21/2023
	Devin Apple	4201 E. Coronado Dr.	[REDACTED]	5/21/23

Send petitions to COB: [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

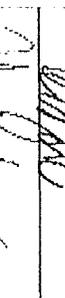
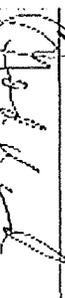
We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Orade and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object to and strongly protest** increasing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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	PAUL E. GARCIA	2002 E. 14th	[REDACTED]	5/21/23
	Justin Burrows	11029 E Palmview Parkway	[REDACTED]	5/21/23
	Missy Broadway	11029 E Palmview Parkway	[REDACTED]	---
	Katherine Burkild	4065 N Sweet Alibaca	[REDACTED]	---
	Ernest N. VENS	5345 Lacey Cactus Pkwy	[REDACTED]	---
	GARY KAMSTRA	9691 E VERDE LN	[REDACTED]	5/21/23
	CHRISTIAN PAYNE	2497 W Park Ave #11, 20	[REDACTED]	5/21/23
	SARAH E. SHANNON	6453 N. PISCATAWA CIRCLE/OLIMBO	[REDACTED]	5/21/23

Send petitions to [COB@mail@pima.gov](mailto:COB@mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson, AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SE00003**

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	Kyle Crotten	1129 E 8th St		5/21/23
	Kaitlyn Jacobs	2137 N Walnut ave		5/21/23
	Karen Gallagher	3146 W Green Ridge Dr		7-21-23
	Heidi Wilson	2836 E Adams St		5/21/23
	Joshua H. H. H. H. H.	781 E Piccola Del Mar		5/21/23
	Julie Good	4041 E. Benja Patera		5/21/23
	Race Feldman	7041 E. Delta Primavera		5/21/23

Send petitions to COB: [trail@pima.gov](mailto:trail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Nancy Gessert	940 E RUDASILL	[REDACTED]	5/21/23
	David Ritzler	4801 E Oracle road	[REDACTED]	5/21/23
	Nancy Fisher	1801 E Oracle road	[REDACTED]	5/20/23
	Alana Ormrod	1915 W Romney	[REDACTED]	5/21/23
	Pamela Fisher	151 E Columbia	[REDACTED]	5/21/23
	Luven Gore	4463 N Lava Falls Tr	[REDACTED]	5/21/23
	Robert C. Burton	2663 W Quail Ridge Pl	[REDACTED]	5/21/23
	Heather LeGoux	1816 N Van Buren Ave	[REDACTED]	5/21/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Andy Weider</i>	ANDY WEIDER	4444 E Lee	[REDACTED]	5/21
<i>Colleen Weider</i>	Colleen Weider	5722 E Cooper St	[REDACTED]	5/21
<i>Jessie Adams</i>	Jessie Adams	" "	[REDACTED]	5/21
<i>Christen Johnson</i>	CHRISTEN JOHNSON	8810 E Green Branch Ln	[REDACTED]	5/21
<i>David Smith</i>	DAVID SMITH	PO Box 32500 25251	[REDACTED]	5/21
<i>Jean Burton</i>	JEAN BURTON	1633 E WATER	[REDACTED]	5/21
<i>Patricia Weider</i>	PATRICIA WEIDER	890 East Pappagross Lane	[REDACTED]	5/21

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

TUCSON

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Colleen McCarby	1717 N. Hancock #103 Tucson AZ 85745	[Redacted]	2/24/25
<i>[Signature]</i>	Fern Blazquez	1932 East COPE Sweetwater	[Redacted]	2/21/25
<i>[Signature]</i>	Joyce Hansen	977W. CAMINO BUHLER	[Redacted]	2/21/25
<i>[Signature]</i>	Jessie M. Stearns	205 E. BLUEBERRY VISTA 6th Row	[Redacted]	2/21/25
<i>[Signature]</i>	Lora Ripley	9313 E. Roger Rd.	[Redacted]	2/21/25
<i>[Signature]</i>	Amanda L. Persson	2310 W Laguna St	[Redacted]	2/21/25
<i>[Signature]</i>	Anthony M. Newell	2310 W Laguna St	[Redacted]	2/21/25
<i>[Signature]</i>	Matthew Miller	991 E. Edison St.	[Redacted]	2/21/25

Send petitions to COB mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 30001

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Handwritten Signature]</i>	Kimberly Sandford	5035 W Night Hawk Ln	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Aryllis J. Newton	5059N Fountainous	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	LORRY GERBERNET	2001 W Rudasill	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Caryn Kurr Wards	4115 W Apache	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Susan W Aldott	4139 N Stone, 202	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Victoria Olsen-Mohr	1638 E Cypress	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Gabe J. Hession	235 E Schick	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Christina Stebel	445 N Walnut	[Redacted]	5/21/23

Send petitions to [CO3 mal@pima.gov](mailto:mal@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN (CASE # P22SP00003)**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Handwritten Signature]</i>	Leah Schockel	1897 N. Pima City Pkwy 11001 E. General Sherman Tucson, AZ 85749	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	ANNIE BURREWS	4990 N. VENTURA RIDGE PI	[Redacted]	6/21/23
<i>[Handwritten Signature]</i>	Stephen Atkinson	3532 E Lee St	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Caroelyn Tierney	2733 N Walnut Ave	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Aurora Breckenfeld	2799 W. Chubb's Path	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	KELIA J. DUBOIS	3421 W. Gage St	[Redacted]	5/21/23
<i>[Handwritten Signature]</i>	Sheila Weinstein	3700 E. Grant Lander Pl	[Redacted]	5/21/23

Send petition to: 410 State Capitol Bldg. or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN (CSP) # P229P00003

We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudaill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 111. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudaill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	FERN TRISTRAM	8164 N STREAMSIDE AVE		04/10/23
	MARK GOLDFELD	901 W. 1ST AVE 097		04/10/23
	REGINA BROWN	1625 N. DODGE 16		05/21/23
	COLLEEN KARSEL	3000 E. COASTAL WIND DR		5/21/23
	SUSAN RICHARDSON	2337 E MIDLAND SQUARE		5/21/23
	GERALDINE EDWARDS	12321 PINEHURST AVE 14		5-21-23
	Marie Wolf	14126 N. HUNTER CREEK,		5/21/23
	Ronald Bourgeois	1972 E PINE AVE UNIT 157 TUCSON, AZ 85710		05/21/23

Send petitions to: City Manager or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	KEVIN C. RILEY	5704 McWilliams Dr. #209	[REDACTED]	5/15/23
	Eleanor M. King	5704 McWilliams Dr	[REDACTED]	5/16/23

Send petitions to COB [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

residents of Pima County

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

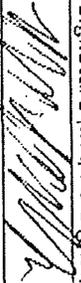
Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Paul Rich</i>	PAUL RICH	300 W. Ajax Peak Dr.	[REDACTED]	5/13/23
<i>Jessica Miller</i>	Jessica Miller	1177A Oracle Rd	[REDACTED]	5/13/23
<i>Olea Miller</i>	Olea Miller	1177A Oracle Rd	[REDACTED]	5/13/23
<i>Jess</i>	Gabriele Castella	1580 E Rusch Wilderness Dr	[REDACTED]	5/13/23
<i>AB</i>	Patrick Davis	1500 E Paul Wilkerson Dr	[REDACTED]	5/13/23

Send petitions to COB [rcell@pima.gov](mailto:rcell@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

**Residents of Pima County**

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

Signature (link no digital)	Printed Name	Address	Phone or email	Date
	Melissa McLachlin	12473 N Summer Wind	[REDACTED]	5/13
	Deborah Fischer	12709 Ruminant Gate Dr.	[REDACTED]	5/13
	Alexis Fischer	12709 Ruminant Gate Dr.	[REDACTED]	5/13

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

*Cesirents of Pima County*

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Marianne J. Hill</i>	Marianne Hillfield	1481 E. Grimaldi Pl.	[REDACTED]	5-13-2023
<i>Theresa W. Bostwick</i>	Theresa W. Bostwick	10720 N Sunset Ct	[REDACTED]	05/13/2023
<i>Margaret A. Babcock</i>	Margaret A. Babcock	336 E. Desert Tree Dr.	[REDACTED]	5/13/2023
<i>Charles Babcock</i>	Charles Babcock	" " "	[REDACTED]	5/13/23
<i>Ed Brown</i>	Ed Brown	13711 Bushwacker Pl	[REDACTED]	5/13/23
<i>Anna Marie Cover</i>	Anna Marie Cover	13380 N Capri Mansions Dr Oracle Valley, AZ 85755	[REDACTED]	5/13/23
<i>Sherry Reidinger</i>	Sherry Reidinger	10138 N Camino Rio Vista Tucson AZ 85742	[REDACTED]	5-13-23
<i>Ronald Neucomer</i>	Ronald Neucomer	10138 N Camino Rio Vista Tucson AZ 85742	[REDACTED]	5-13-23

Send petitions to [COR\\_mail@pima.gov](mailto:COR_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

*residents of Pima County*

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	Diane Lewis	8180 N Redstone P1	[REDACTED]	5/13/23
	Ann Burrows	8180 N Redstone P2	[REDACTED]	5-13-23
	Dennis Decker	[REDACTED]	[REDACTED]	5-13-23
	Patricia Buckner	933 W Palma De Pina	[REDACTED]	5/13/2023
	Rick Buckner	" "	" "	" "
	LISA BOUTIN	4080 W Gilbert St	[REDACTED]	5/13/23
	M.J. NELSON	4570 E EDWIN RD	[REDACTED]	5/13/23
	Cheryl Adams	931 E Rising Sun Dr	[REDACTED]	5-13-23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

*Residents of Pima County*

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Rolande Baker</i>	Rolande Baker	70 W. Suffolk Drive	[REDACTED]	5/13/23
<i>David Berman</i>	DAVID BERMAN HUGHES	910 E. CAMINO CORONDA	[REDACTED]	5-13-23
<i>C. Hughes</i>	CHRISTO HUGHES	910 E. CAMINO CORONDA	[REDACTED]	5-13-23
<i>A. Hill</i>	ANDREA WOLFE	715 W AUDUBON WAY	[REDACTED]	5-13-23
<i>Angela Medina</i>	Angela Medina	1816 E. Via Mirabella	[REDACTED]	5/13/23
<i>Thomas Wilder</i>	Thomas Wilder	1937 E. Desert Starley	[REDACTED]	5/13/23
<i>Conduca Klein</i>	SANDRACE KLEIN	1409 CEDAR ST	[REDACTED]	5/13/23
<i>Angela Cline</i>	SAN SUTRICH	700 W AGAY DR	[REDACTED]	5/13/23

Send petitions to: [FOR@mail@pima.gov](mailto:FOR@mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225P00003**

We the undersigned property owners strongly oppose the proposed rezoning of Pima Wash east of Orade and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density for this property. We protest the proposed rezoning / change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct apartments and high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	STANLEY KLEN	2830 W. SHERWOOD DR S	[Redacted]	5-5-23
<i>[Signature]</i>	ALIS JORDIS	7407 RIVINGTON DR	[Redacted]	5-5-23
<i>[Signature]</i>	TIM WILSON	12387 BRIGHTON DR	[Redacted]	5-14-23
<i>[Signature]</i>	MARILYN KILBE	1414 E. LA PALMA DR	[Redacted]	5-14-23
<i>[Signature]</i>	MURIELSON	8852 LITTLE TRAIL	[Redacted]	5-14-23
<i>[Signature]</i>	SEENA ESTER	3023 W. PINEHURST DR	[Redacted]	5-14-23
<i>[Signature]</i>	DAVID S. STARR	1194 W. MASTER CIRCLE	[Redacted]	5-14-23
<i>[Signature]</i>	ALAN BACHMAN	14590 ROCKWELL CIRCLE	[Redacted]	5-14-23
<i>[Signature]</i>	ROCK S. WESTER	3325 N. PEREGRINE RD	[Redacted]	5-13-2023
<i>[Signature]</i>	PATRICIA SHELL	10764 E FAIRVIEW	[Redacted]	5-13-2023

Send petitions to 106 W. Washington or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225900003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Paul Schell</i>	Paul Schell	60764 E. Eaglefields	[REDACTED]	5-13-23
<i>Joseph C. Winfield</i>	Joseph C. Winfield	1481 E. Grimaldi Pl. Orla Valley, AZ 85737	[REDACTED]	5-13-23
<i>William Glenn Davis</i>	William Glenn Davis	11050 N Camino Central	[REDACTED]	5-13-23
<i>Robert L. Davis</i>	Robert L. Davis	11090 N Camino Central	[REDACTED]	5/13/23
<i>Shirley J. Roberts</i>	Shirley J. Roberts	18473 N. Mesquite Cir W	[REDACTED]	5/13/23
<i>Robert M. Martinez</i>	Robert M. Martinez	2121 E. Amador St	[REDACTED]	5/13/23
<i>Heidi McPhee</i>	Heidi McPhee	3464 W Granite Vista Dr	[REDACTED]	5/15/23
<i>Danielle Reavitt</i>	Danielle Reavitt	3464 W Granite Vista Dr	[REDACTED]	5/15/2023
<i>Kathleen Greer</i>	Kathleen Greer	11801 N. Tami Place	[REDACTED]	5-15-23
<i>Janice Brandt</i>	Janice Brandt	7701 N. Cercadillo Amigos	[REDACTED]	5/13/23

Send petitions to [www.tucsonaz.gov](http://www.tucsonaz.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # 1022000003

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Maria Lopez</i>	Maria Lopez	4349 E. Edison St	[REDACTED]	5/20/23
<i>Hortensia Rosa</i>	Hortensia Rosa	3419 E Lee St	[REDACTED]	5/20/23
<i>Hortensia Rosa</i>	Hortensia Rosa	1626 E. Paseo San Andres	[REDACTED]	5/20/23
<i>Allison Ruscon</i>	Allison Ruscon	3415 E. Lee St	[REDACTED]	5/20/23
<i>Amanda Becker</i>	Amanda Becker	3447 E. 4th St	[REDACTED]	5/20/23
<i>Charles H. Becker</i>	Charles H. Becker	3447 E. 4th St	[REDACTED]	5-20-23
<i>Anthony Ruscon</i>	Anthony Ruscon	3415 E. Lee St	[REDACTED]	5/20/23

Send petitions to PCD, Planning Dept. or to Clerk of the Board, 85 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225P00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	TOSOP White	1948 E Campbell	[Redacted]	5-21-23
<i>[Signature]</i>	Alvin The Fair	6588 E Canada Rd	[Redacted]	5-21-23
<i>[Signature]</i>	JEFF BREWER	10833 E WAGON ROAD	[Redacted]	5/21/23
<i>[Signature]</i>	Carly Condon	8869 E Road 60	[Redacted]	5/21/23
<i>[Signature]</i>	Daniel Santos Cruz	3301 E Fair St	[Redacted]	5/21/23
<i>[Signature]</i>	CASS ANDREA	3774 N. S. Juddman PL	[Redacted]	5/21/23
<i>[Signature]</i>	MANUELA MARILENE		[Redacted]	

Send petitions to [COB\\_email@azra.gov](mailto:COB_email@azra.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP000003**

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

Signature (ink no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	TAYLOR SMITH	3300 Kuttawa Rd	[Redacted]	5/19/23
<i>[Signature]</i>	Diana Swanson	8500 S. Fairchild Dr	[Redacted]	5/20/23
<i>[Signature]</i>	Michelle Huda	7602 N Sonoma Way	[Redacted]	5/20/23
<i>[Signature]</i>	MICHAEL MERRICK DEHRA ANTHESSE	5515 S Morning Sky Ln	[Redacted]	5/20/23
<i>[Signature]</i>	LYNNE TROSTON	824 N. Cassiar Ave	[Redacted]	5/20/23
<i>[Signature]</i>	RENA SCHARCH	5901 W Rhyelike Loop	[Redacted]	5/20/23
<i>[Signature]</i>	Amanda Bergoff	4011 N. Harrison Pl	[Redacted]	5/20/23
<i>[Signature]</i>	Alicia Hagan	0198 N. Tanager Dr	[Redacted]	[Redacted]
<i>[Signature]</i>	DURRY LOEBEL	2210 E 5th St	[Redacted]	5/20/23

Send petitions to COB ma@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

5/21/23

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225P00003**

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	Tatyana Wong	3301 E Tan P1	[Redacted]	5/2/2025
	Mary	5901 N. Williams Dr.	[Redacted]	5/2/25

Send petitions to [EOB\\_mail@pima.gov](mailto:EOB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

We the undersigned property owners strongly **oppose** the proposed rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density for this property. We **protest** the proposed rezoning / change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct apartments and high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	VRA Smith	5737 N Williams Rd 85704	[REDACTED]	5/13/23
	Eyal Shvartz	6912 W Clear Creek Dr Flagstaff, AZ 86001	[REDACTED]	4/1/23
	Leiria Centeno	615 1st Ave 85539	[REDACTED]	5/1/23
	Karen Baker	1231 W Linda Vista Blvd. 85704	[REDACTED]	4/1/23
	Connor Estess	111 N Arizona	[REDACTED]	5/10/23
	Linda Hanahan	967 W Johnson	[REDACTED]	5/14/23
	Teri Hupp	701 HOICE 85800	[REDACTED]	5/14/23
	Katherine Ryan	6525 N FOOTBALL DR.	[REDACTED]	5/14/23
	DAKES KRYG	6568 N FOOTBALL DR.	[REDACTED]	5/14/23

Send petitions to [COB-trial@pima.gov](mailto:COB-trial@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

We the undersigned <sup>RESIDENTS OF PIMA</sup> property owners strongly oppose the proposed rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UFP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density for this property. We protest the proposed rezoning / change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct apartments and high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Amachid Sharifi	E. Valerie Ridge Dr	[REDACTED]	5/11/23
	Amy Leung	12397 N 37th Street	[REDACTED]	5-18-23
	JAMES BUSH	1615 E QUINN RD	[REDACTED]	5-13-23
	Annelle C. Connelly	13683 N. PUEBLO HARBOR DR	[REDACTED]	5/15/23
	DANIEL ADAMS	1680 E DEER CANYON DR	[REDACTED]	5-13-23
	Regina Barton	1571 E Deer Shoshone Lane	[REDACTED]	5-13-23
	Rick Swanson	10228 W CORONADO DR	[REDACTED]	5-13-23
	Dawn Oliveira	11358 N. JAMES SPUR CT	[REDACTED]	5/12/23
	Tracy Gonzalez	18965 N. TONDA WASH	[REDACTED]	5/10/23
	Aurora Hernandez	2351 E. PASEO DE SONORA	[REDACTED]	5/10/23

Send petitions to: 0000 [REDACTED] or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

20

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

We the undersigned property owners strongly oppose the proposed rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density for this property. We protest the proposed rezoning / change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct apartments and high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Steven T. Parker	5222 W. Skyway Cir #1175 Dc Tucson	[Redacted]	5/13/23
<i>[Signature]</i>	Marie Corral	13502 N. Verde Dr Old Valley AZ 85755	[Redacted]	5/13/23
<i>[Signature]</i>	Richard Corral	Box Valley AZ 85755	[Redacted]	5/13/23
<i>[Signature]</i>	Erny Hall	1421 W. Camel Verde 4357 N. Pima Rd Phoenix AZ	[Redacted]	5/13/23
<i>[Signature]</i>	Melissa Hall	1120 N. Tucson Phoenix AZ	[Redacted]	5/13/23
<i>[Signature]</i>	Michele Johnson	13909 N. Taylor Way	[Redacted]	5/13/23
<i>[Signature]</i>	Sharon Pressel	7012 W. Inland Ln Phoenix AZ	[Redacted]	5/13/23
<i>[Signature]</i>	Ursula Williams	2101 E. Dana Ave Phoenix AZ	[Redacted]	5/13/23
<i>[Signature]</i>	Mary DeStefano	2851 W. Darby Woods	[Redacted]	5/13/23

Send petitions to Pima County Planning or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225P00003**

We the undersigned property owners strongly **oppose** the proposed rezoning of Pima Wash east of Oracle and south of Rudastill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density for this property. We **protest** the proposed rezoning / change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudastill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct apartments and high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Handwritten Signature]</i>	<i>Steve Brundt</i>	<i>7701 N Oracle Rd</i>	<i>[Redacted]</i>	<i>5-15-23</i>

Send petitions to [COB@tucsonaz.gov](mailto:COB@tucsonaz.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

05/13/2023  
DTA  
Pima Wash  
P225P00003

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00603**

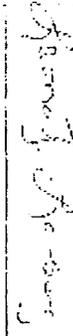
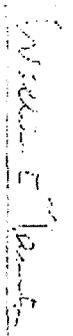
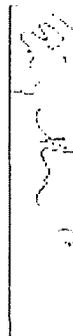
We the undersigned Pima County residents strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Rachel Sheridan	3886 S Wolf Spedway	[REDACTED]	5/18/23
	Andres Amador	3886 S Wolf Spedway	[REDACTED]	5/18/23
	Maria Ramirez	1422 W Cave Road	[REDACTED]	5/18/23
	Maria C Flores	1423 N Lowell	[REDACTED]	5/18/23
	Rick	10200 N Cliff Dr	[REDACTED]	5/18/23
	Maria	"	[REDACTED]	5/18/23
	Dan M	5150 W Placita del Rio	[REDACTED]	5/18/23
	Susan White	3057 N Lincoln Blvd	[REDACTED]	5/18/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	FRANK STAHL	PO BOX 50501 85702	[REDACTED]	5-18-23
	Eoghan Davis	447 E. Maple St. 85701	[REDACTED]	5-18-23
	Michael Zellner	467 E. Arrowhead St 85701	[REDACTED]	5-18-23
	Leanne J. Lanning	3130 W. Lenoir Rd 85702 Tucson, AZ 85742	[REDACTED]	5/19/23
	William & Theron	2555 W. Santa Rosa Dr Tucson, AZ 85716	[REDACTED]	5/19/23
	Forrest Stafford	8523 E 197th Ave Tucson AZ 85706	[REDACTED]	5/18/23
	Jessica Stafford	8523 E 197th Ave Tucson AZ 85706	[REDACTED]	5/18/23
	Emily Reynolds	1037 E. Winkelman St Tucson AZ 85714	[REDACTED]	5/18/23

Send petitions to COB [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	KEVIN DORE	3050 W. SKYWAY RD	[REDACTED]	10/5/22
	Michael J. Jones	3850 W. Skyway Blvd	[REDACTED]	5/18/23
	LINDA FUGATE	1941 E LINDA RD	[REDACTED]	7/18/23
	Elson R. Patterson	1940 E LINDA RD	[REDACTED]	5/18/23
	Thomas B. Patterson	" "	[REDACTED]	5/18/23
	Luke Cole	3356 E CAROL ST	[REDACTED]	5/18/23
	Robert T Buehler	3753 Arrow Ave 85716	[REDACTED]	5/18/23
	[unclear]	Logan St, Tucson, AZ	[REDACTED]	5/18/23

Send petitions to [COB\\_mailing@pima.gov](mailto:COB_mailing@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

Matthew Dore      Alexander Davis      2537 E. Allen Rd      85716      520 288 5183      5/18/23

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP09003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	THOMAS BRADLEY	2026 E 91st St Tucson, AZ 85710	[Redacted]	5/18/23
<i>[Signature]</i>	Kirsten Hove	122 N Cawdor Pl Tucson, AZ 85745	[Redacted]	5/18/23
<i>[Signature]</i>	Catalina Ross	4100 S Central Ave Tucson, AZ 85714	[Redacted]	5/19/23
<i>[Signature]</i>	Clare Jamin	12700 N Highland Canyon Tucson, AZ 85731	[Redacted]	5/18/23
<i>[Signature]</i>	MIKE COHEND	12922 N Alltrack Dr Tucson, AZ 85731	[Redacted]	5/18/23
<i>[Signature]</i>	Colene Brandon	831 N Venice Ave Tucson, AZ 85710	[Redacted]	5/18/23
<i>[Signature]</i>	Edwina Leachby	831 N Venice Ave Tucson, AZ 85710	[Redacted]	5/18/23
<i>[Signature]</i>	Anna Sofia	225 E Harrison St Tucson, AZ 85710	[Redacted]	5/18/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-2404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Rebecca Gardner	501 E. Alverda Rd	[Redacted]	5/21/23
	Robert Burton	4900 N VERANDA PKWY	[Redacted]	5/21/23
	Jill Burrows	" "	[Redacted]	3/21/23
	Sheila Sparks	24415 Country Ave	[Redacted]	5/21/23
	Sarah Orr	7044 E. North St	[Redacted]	5/21/23
	Kathleen Ross	20210 N VERANDA AVE	[Redacted]	5/21/23
	Douglas Lopez	841 W Sage Ave #7-05	[Redacted]	5/21/23
	D-T	" "	[Redacted]	5/21/23

Send petitions to COB meeting/presentation or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	J HENSON	9223 SUMNER	[REDACTED]	5/21
<i>[Signature]</i>	Juliana Woods	7641 E. 29th St	[REDACTED]	5/21
<i>[Signature]</i>	Trinity M. Bradley	12572 N. Fallen Shadown Dr	[REDACTED]	5/21
<i>[Signature]</i>	Jerry Ershon	12572 N Fallen Shadown	[REDACTED]	5/21
<i>[Signature]</i>	Wendy Markovic	860 W. Alameda St	[REDACTED]	5/24
<i>[Signature]</i>	Wendy JUNK	602 E. Morning Ridge P	[REDACTED]	5/21
<i>[Signature]</i>	Donk Karpov	1423 W. Kandykt.	[REDACTED]	5/21
<i>[Signature]</i>	Thomas M. Hoff	2840 W. Le Crest	[REDACTED]	5/21

Send petitions to COB [petitions@azgob.gov](mailto:petitions@azgob.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Makela White</i>	Makela White	1909 N. FORESTUS AVE	[REDACTED]	05/12/23
<i>Alyssa Harris</i>	Alyssa Harris	1914 N. FORESTUS AVE	[REDACTED]	05/12/23
<i>Sharon-Rod Genere</i>	Sharon-Rod Genere	2209 E. MOUNTAIN VIEW ST	[REDACTED]	05/12/23
<i>Donna K. White</i>	Donna K. White	2009 E. FORESTUS AVE	[REDACTED]	05/12/23
<i>Kosher-Szossk</i>	Kosher-Szossk	3117 E. MOUNTAIN VIEW ST	[REDACTED]	05/12/23
<i>Philip M. Bellini</i>	Philip M. Bellini	9202 S. WILSON WOOD RD	[REDACTED]	05/12/23
<i>Alyssa Bellini</i>	Alyssa Bellini	9302 S. WILSON WOOD RD	[REDACTED]	05/12/23
<i>Barbara West</i>	Barbara West	422 N. BULL PEN DR	[REDACTED]	05/12/23
<i>Deak Fungel</i>	Deak Fungel	501 N. FORESTUS AVE	[REDACTED]	05/12/23

Send petitions to [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	David Roswell	1600 W Pepper Ridge Casa Valley AZ 85717		5/21/23
	Kathryn Harris	1600 W Pepper Ridge Casa Valley, AZ 85717		5/21/23
	Dani E. Henry	2539 E N. Duval Ave Tucson AZ 85719		5/11/23
	Trevor Janson	2831 E N. Duval Ave Tucson AZ 85719		5/21/23
	Lisa Jones	5121 N. Comstock del Rio, Greenfield, AZ		5/21/23
	Dawn Marshall	2240 W. 2nd St. #103 Tucson AZ 85714		5/21/23
	Darlene Davis	2490 W. CA Creston Tucson AZ 85714		5/21/23
	David M. Davis	1625 W. Hacienda Blvd Tucson AZ 85714		5/21/23

Send petitions to [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	DAVID MOUNTY	50720 N 26th Ln #177	[Redacted]	5/21/2023
<i>[Signature]</i>	Leanne L. Johnson	5000 W. Sahara Ave	[Redacted]	5/21/2023
<i>[Signature]</i>	JAMES R STRATTON	4301 E. GOLF MULLER RD TUCSON, AZ 85712	[Redacted]	5/21/2023
<i>[Signature]</i>	Michaela Danner	1325 N. GARDEN AVE TUCSON, AZ	[Redacted]	5/21/23
<i>[Signature]</i>	FRANK DEBUCA	1325 N. GARDEN AVE TUCSON, AZ	[Redacted]	5/21/23
<i>[Signature]</i>	Tyger Arnold	3445 S. SCOTT AVE TUCSON, AZ	[Redacted]	5/21/23
<i>[Signature]</i>	Richard Boyer	6612 N. S. K. 2 Blvd	[Redacted]	5/21/23
<i>[Signature]</i>	KIMMY BEYER	1603 N. SOLAR 2 STREET	[Redacted]	5/31/23
<i>[Signature]</i>	Norm Johnson	15770 N. Rock Rd	[Redacted]	5/21/23

Send petitions to [COB\\_email@pima.gov](mailto:COB_email@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Raymond J. Reed	4420 N. PASEO DE LOS CAJONES, TUCSON	[Redacted]	5/21/23
	CHERYL	4400 N. PASEO DE LOS CAJONES, TUCSON	[Redacted]	5/21/23
	Lake J. In South	5755 E River Rd	[Redacted]	7/21/23
	Sarah App-Trevino	5755 E River Rd Tucson, AZ 85715	[Redacted]	5/21/23
	Shirley Stewart	7815 E Washington Rd	[Redacted]	5/21/23
	Robert C. Stewart		[Redacted]	
	William R. Long	10190 E Suncation	[Redacted]	5/21/23
	David J. Stewart	5395 Lake Arrowhead	[Redacted]	5/21/23

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	KAREN LAVINIANO	1601 E. CARLE LA VRA - WINDY A TUCSON, AZ 85718	[REDACTED]	5/21/23
	Andrea Hernandez	1949 W. PARADISE SOUTH LAND TUCSON AZ 85715	[REDACTED]	5/21/23
	Steve Coore	10551 N. ALBUQUERQUE	[REDACTED]	5/21/23
	Eddie Houselmann	8515 N. TUCSON CANYON AVENUE TUCSON	[REDACTED]	5/21/23
	Thomas Hunsie	307 W. DISCUSSION DR. TUCSON AZ 85705	[REDACTED]	5/21/23
	Mike Estes	CAMPUS DEL LAGO	[REDACTED]	5/21/23
	Jess Hunsel	4510 N. PASEO PINJUN	[REDACTED]	5/21/23
	Matt Semel	4114 W. PAPERAROUND TUCSON AZ 85711	[REDACTED]	5/17/23

to COB mail@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Samuel Van	22117376000000000000	[Redacted]	5/21/2023
	Rachel Schickel	7549 N Sunset Canyon Drive 7599 E Sycamore Tucson	[Redacted]	5/21/2023
	Angela Murphy	299 E. Ave Tucson	[Redacted]	5/21/23
	Angela Hughes	415 E. Avenue St. Apt 102 1553. Canyon Plaza	[Redacted]	5/21/2023
	John B. Burt	125 Sycamore Rd	[Redacted]	5/21/2023
	Ken Sumrall	531 E. Avenue B	[Redacted]	5/21/23

Send petitions to [COB mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SPD0003**

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

Signature (ink, no digitally)	Printed Name	Address	Phone or email	Date
<i>Melissa J Brimmer</i>	Melissa J Brimmer	1901 N Wilmet Rd #1299	[REDACTED]	5/28/23
<i>Sophia Nerida Bernhardt</i>	Sophia Nerida Bernhardt	3663 E Bernhardt St #1111	[REDACTED]	5/28/23
<i>Karen Caballero</i>	Karen Caballero	3663 E Bernhardt St #101	[REDACTED]	5/28/23
<i>Cassie Adams</i>	Cassie Adams	7589 E Montecito Dr Tucson, AZ 85710	[REDACTED]	5/28/23
<i>Joseph Knitter</i>	Joseph Knitter	1751 N Douglas Springs Dr Oro Valley, AZ 85757	[REDACTED]	5/28/23
<i>Lauren Knitter</i>	Lauren Knitter	1751 N Douglas Springs Dr Oro Valley, AZ 85757	[REDACTED]	5/28/23
<i>Paula Molina</i>	Paula Molina	4555 N Camino De Pinal N. Oracle, Tucson, AZ 85718	[REDACTED]	5/28/23
<i>[Signature]</i>	[Signature]	6555 N Camino De Pinal N. Oracle, AZ 85718	[REDACTED]	5/28/23

Send petitions to our email: [petitions@pima.gov](mailto:petitions@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature link, no digital	Printed Name	Address	Phone or email	Date
	ARZON ARLISO	1415 W 76 <sup>th</sup> St, Tolo	[REDACTED]	5-18-23

Send petitions to [COB\\_mn@pima.gov](mailto:COB_mn@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Tom Serani</i>	Tom Serani	2224 E. Celeste Way		5-27-23
<i>Guerra Massimino</i>	Guerra Massimino	11224 N. Plover Dr.		5-27-23
<i>Vickie Roberts</i>	Vickie Roberts	11224 N. Plover Dr.		5-27-23
<i>Heather Mayfield</i>	Heather Mayfield	1003 W. [unclear] Dr.		5-27-23
<i>Janeke [unclear]</i>	Janeke [unclear]	7926 N. [unclear] Rd Apt 6		5-27-23
<i>Donna DeLeon</i>	Donna DeLeon	17832 D. N. Old Orchard Dr		5-27-23
<i>Francis [unclear]</i>	Francis [unclear]	12182 N. [unclear] Street		5-27-23
<i>Wendy [unclear]</i>	Wendy [unclear]	10010 E. [unclear] Ave		5-27-23

Send petitions to (311) traffic@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Walter Lopez	1422 D. J. DORSETT RD ORACLE, AZ 85704	[Redacted]	5/27
<i>[Signature]</i>	Brett Ansoni	355 E. ANDRUSTINI VISTA # 85704	[Redacted]	5/27
<i>[Signature]</i>	Shadea Hagan	" "	[Redacted]	5/27
<i>[Signature]</i>	John M. Morse	15000 N. Green Tree Dr Or Oracle, AZ 85755	[Redacted]	5/27
<i>[Signature]</i>	Glenn L. Morse	14000 N. Green Tree Dr Or Oracle, AZ 85755	[Redacted]	5/27
<i>[Signature]</i>	Bruce L. Skolnik	9061 E. Snyder Rd.	[Redacted]	5/27
<i>[Signature]</i>	Maria Parsons	9061 E. Snyder Rd.	[Redacted]	5/27
<i>[Signature]</i>	12672 N. Pioneer	Gregory McKinley	[Redacted]	5/27

Send petitions to CGR [mail@pima.gov](mailto:mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (high resolution)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	KILLY COEYIN	135TH N RAIN TRAIL	[Redacted]	5/23/23
<i>[Signature]</i>	MURK HYNES	8 11	[Redacted]	5/22/23
<i>[Signature]</i>	WIKKI SESSANO	2760 E OCEAN BLVD LA JOLLA, CA 92037	[Redacted]	5/22/23
<i>[Signature]</i>	JESSICA (JESS) BACH	2417 E Stone Slab Ln Oro Valley AZ 85137	[Redacted]	5/22/23
<i>[Signature]</i>	JESSICA KAMRER	7091 W Cape Fino Dr Marana, AZ 85658	[Redacted]	5/27/23
<i>[Signature]</i>	Barrel C. Webb	" "	[Redacted]	" "
<i>[Signature]</i>	Wendy J Hardy	2333 E Indigo Town	[Redacted]	5/27/23
<i>[Signature]</i>	Lady Kathleen Hardy	" "	[Redacted]	" "

Send petition to the City Clerk or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225900003**

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	William Prohress	1900 W. Snow Dr #2 Tucson		5/27
	Michael Stern	435 Oracle Rd		5/27

Send petitions to [ccall@ainr.gov](mailto:ccall@ainr.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN (AZS 1-122) (PROX303)

We the undersigned Pima County residents strongly oppose the proposed general amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Oracle at the site of the former Great Canyon Golf Course by LRP Quail Canyon 1 LLC. We object to and strongly protest to rezoning the above-described property to the comprehensive plan for this property. We object to changes to the comprehensive designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning change in land use designation which are the development will be located within or very close to the Pima Wash hospital (Pima Wash Area) which serves as a major retailer corridor. We protest the proposed plan to use Raddasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots, and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to curtail or highly restrict landscaping due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

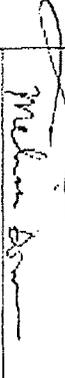
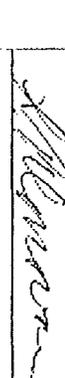
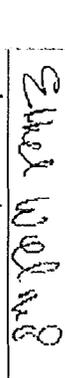
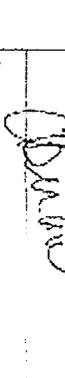
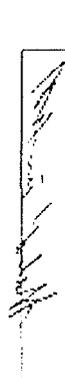
Signature (Print, no stylized)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Arnold Mark	1618 S. Meridian Spring		5/23/05
<i>[Signature]</i>	Joseph Mark	3526 R. Edison Court		5/23/05
<i>[Signature]</i>	Thomas Eugene	2115 W. Coronado St		5/23/05
<i>[Signature]</i>	William Alan	17205 N. Silverwood	25204	5/23/05
<i>[Signature]</i>	Michael Dominick	4610 Catalina Blvd	857155	5/23/05
<i>[Signature]</i>	John P. [Name]	35195 [Address]	West	5/23/05
<i>[Signature]</i>	Michael [Name]	3362 Sweetwood Dr	85704	5/23/05
<i>[Signature]</i>	Christopher [Name]	1991 N. [Address]	Dr 85704	5/23/05

Send petition, fee and supporting documents to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	Mike Lebeck	1814 Alford Brown Ave 85717		11 July 2022
	Melissa Donovan	2000 E. Riverside Rd		5/21/22
	Lorraine Donovan	2000 E. River Ave		5/21/22
	ETHEL WILLIAMS	99 SON. SEDONA DRIVE.		5/21/22
	Angie Wild	9849 Sedona Pl.		5/21/22
	Randy Ben	3313 W. Vin Canyon Rd		2/21/22
	Cheryl Leiman	"	"	"
	Michael	"	"	5-21-22

Send petitions to COB via [info@pima.gov](mailto:info@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>James E. Grody</i>	James E. Grody	6363 W. Rendasill Rd		4/1/22
<i>Stanley Markovitz</i>	Stanley Markovitz	8600 Oracle		4/1/22
<i>Constance A. Redgrave</i>	Constance A. Redgrave	5701 E 28th St Unit A		4/1/22
<i>Stephanie</i>	Stephanie			4/1/22
<i>Mary Gishman</i>	Mary Gishman	623 S N Camino Ave		4/1/22
<i>Michelle Thomas</i>	Michelle Thomas	1701 N Williams Rd		4/1/22
<i>Barbara McFadden</i>	Barbara McFadden	1951 N Williams Rd		4/1/22

Send petitions to: City of Maricopa, or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 J444

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Mary Winkler</i>	Mary Winkler	556 S. Country Club Rd Tucson, AZ 85716	[Redacted]	05/21/2023
<i>SARA MURILLO</i>	SARA MURILLO	556 S. COUNTRY CLUB RD TUCSON, AZ 85716	[Redacted]	5/21/23
<i>Donna Ely</i>	Donna Ely	901 N 19th Ave UNIT 2 TUCSON, AZ 85719	[Redacted]	5/21/23
<i>Michael Ely</i>	Michael Ely	775 W Rogers Blvd TUCSON, AZ 85716	[Redacted]	5/21/23
<i>Kathleen Richardson</i>	Kathleen Richardson	2337 E. Mineral Springs TUCSON, AZ 85718	[Redacted]	5/21/23
<i>SUSAN HILL</i>	SUSAN HILL	1222 9th St TUCSON, AZ 85718	[Redacted]	5/21/23
<i>John Moffatt</i>	John Moffatt	14950 N. Commodore Ln TUCSON, AZ 85718	[Redacted]	5/21/23
<i>Mary Alexander</i>	Mary Alexander	7532 E. Game View Rd TUCSON, AZ 85718	[Redacted]	5/21/23

Send petitions to: JPB\_email@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1419

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
[Redacted]	[Redacted]	[Redacted]	[Redacted]	5/21/03
[Redacted]	[Redacted]	[Redacted]	[Redacted]	5/21/03
[Redacted]	[Redacted]	[Redacted]	[Redacted]	5/21/03

Send petitions to COB, real@pima.gov or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Ben Williams</i>	Ben Williams	337 S 4th Ave		6/9/23
<i>Wendy Bishop</i>	Wendy Bishop	850 S Howard Shawnee		6/14/23
<i>Margaret</i>	Margaret	9030 E 7th St		6/14/23
<i>Tina Killen</i>	Tina Killen	13715 W CREGON ST		6/14/23
<i>John Williams</i>	John Williams	3700 Wills Rd		6/14/23
<i>John Williams</i>	John Williams	434 N B. Williams Dr		6/14/23
<i>Ann Sanchez</i>	Ann Sanchez	4420 E. Wash		6/14/23
<i>Rosario Sanchez</i>	Rosario Sanchez	1492 E. Wash		6/14/23

Send petitions to [COGmail@pima.gov](mailto:COGmail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (link, no digital)	Printed Name	Address	Phone or email	Date
	Uppel	702 E. Ruckelshaus Dr	[Redacted]	6/14
	Maichel Kozlowski	5880 N.W. Williams Dr	[Redacted]	6/14
	Richard Hooper	4001 W. Greenwood Dr	[Redacted]	6/14
	Barbara Johnson	4405 E. Child Street	[Redacted]	6/14
	Sharon Johnson	118	[Redacted]	6/14
	Sharon Johnson	3679 S. Mountain Ave	[Redacted]	6/14
	Carol Orma	4035 E. Tesudo Rd	[Redacted]	6/14
	John Fryd	3747 E. Canyon	[Redacted]	6/14

Send petitions to: [clerk@pima.gov](mailto:clerk@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 1404

Printed Name

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Handwritten Signature]</i>	ARRIOLA	8379 E FAIRFORD DR		6/19/23
<i>[Handwritten Signature]</i>	Justin Kaczmarek	2319 E PALFAR DR		6/19/23
<i>[Handwritten Signature]</i>	Ryan Kelly	6341 N CANYON DR		6/19/23
<i>[Handwritten Signature]</i>	Lynne Crawford	5320 E Jordan Pl		6/19/23
<i>[Handwritten Signature]</i>	BRIAN BOONSEY	1918 E CUMBERBOLD TR		6/19/23
<i>[Handwritten Signature]</i>	ARRIOLA	1918 E CUMBERBOLD TR		6/19/23
<i>[Handwritten Signature]</i>	ARRIOLA	10350 E RUIDASIL AVE		6/19/23
<i>[Handwritten Signature]</i>	ARRIOLA	10350 E RUIDASIL AVE		6/19/23
<i>[Handwritten Signature]</i>	ARRIOLA	10350 E RUIDASIL AVE		6/19/23

Send petitions to [GCB\\_email@airmail.gov](mailto:GCB_email@airmail.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
	ALEXIA ANTOSZEWICZ	60755 N ORACLE SIN MONTEZEE	[REDACTED]	06/04/2023
	Nick Superior	42821 W. Leadfield Rd 85719	[REDACTED]	6/14/23
	Tanya Wilkins	5122 E. Brindley, AZ	[REDACTED]	[REDACTED]

Send petitions to [COG\\_inaj@pima.gov](mailto:COG_inaj@pima.gov) or to Clerk of the Board, 35 N Stone Ave, Suite 100, Tucson AZ 85701-1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Elizabeth Labow	6222 E Patricia Cuyana 3207 E Superior ST TUCSON AZ 85714	[Redacted]	10/1/2023
<i>[Signature]</i>	ANTHONY J. AQUILLO	7440 N. Greenway TUCSON, AZ 85714	[Redacted]	10/1/23
<i>[Signature]</i>	ANDREW GIBELL	10755 N PALM/ASH HWY	[Redacted]	10/1/23
<i>[Signature]</i>	ELLEN STADLER	10755 N PALM/ASH HWY	[Redacted]	10/1/23
<i>[Signature]</i>	KAYLA PROBSTROCK	10755 N PALM/ASH HWY	[Redacted]	10/1/23
<i>[Signature]</i>	MARINA SPURRY	1507 W. RandaSill Rd	[Redacted]	10/1/23

Send petitions to: cplb, ma.figueroa.gov or to Clerk of the Board, 111 N. Stone Ave., Suite 300, Tucson AZ 85701-1304

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P225P00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	Br Yan Isherwood	4132 N. Fortune Loop, #3719	[Redacted]	6/14/13
<i>[Signature]</i>	Jon McNeil	1510 E. 9TH ST #203 Tucson, AZ 85719	[Redacted]	6/14/13
<i>[Signature]</i>	Malena Stevens	7390 W. Centurion Rd 85745	[Redacted]	6/14/13
<i>[Signature]</i>	Elizabeth White	3335 E. KNOX ST 85716	[Redacted]	6/17/13
<i>[Signature]</i>	Clara Diaz	3100 E. Via Pinal 85717	[Redacted]	6/17/13
<i>[Signature]</i>	Allan LeRoux	1711 W. 10th St 85706	[Redacted]	6/17/13
<i>[Signature]</i>	Ann Tard	1706 W. 10th St 85706	[Redacted]	6/17/13
<i>[Signature]</i>	John Arbo	6700 S. Camelback Rd 85712	[Redacted]	6/17/13

Send petitions to [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov) or to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701 1404

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

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

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22
<i>[Signature]</i>	John Johnson	71 E 134th St, #110 85701	[Redacted]	5/24/22

Send petitions to 1001 N. Congress Ave. to Clerk of the Board, 33 N Stone Ave, Suite 100, Tucson AZ 85701-1404

6651

## Ysaura Rodriguez

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**From:** Virginia Sonett [REDACTED]  
**Sent:** Monday, June 12, 2023 7:08 PM  
**To:** COB\_mail  
**Subject:** Pima Wash / Quail Canyon

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

Pima County Clerk of the Board  
150 W. Congress  
5th floor  
Tucson, AZ

June 12, 2023

Dear Board of Supervisors,

With due respect, I ask you to vote "NO" on the request to develop the Pima Wash/Quail Canyon.

Reason:

- 1) There are but a few small riparian/wildlife areas left in Pima County.
- 2) What if you were to propose the above concept of small parks throughout the county
- 3) You could gain respect and VOTES from surrounding homeowners who purchased properties in similar CR 1 zoned areas.

Please give my proposal serious consideration.

Sincerely,

Virginia Sonett  
5745 N. Camino Real  
Tucson, AZ 85718  
[REDACTED]  
[REDACTED]

Addendum:

Opposition to this "park" proposal might be the unwanted use of open space. Homeowners around the park could form a surveillance committee with the County.

Sent from my iPhone

**CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR**

**DATE** 6-13-23 YR  
**CC:** Development Services

JUN 13 2023 10:09 AM PCLK OF PCLK

## Ysaura Rodriguez

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**From:** Hank Peck [REDACTED]  
**Sent:** Tuesday, June 13, 2023 10:40 AM  
**To:** COB\_mail  
**Subject:** Quail Canyon Rezoning, Case P22SP00003

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

To the Board of Supervisors,

Soon to come before the Board is the recommendation for the re-zoning of the property referenced above. Much time and effort has been spent on this proposal by the developer and the many residents that will be effected by the change. At a Planning and Zoning Commission meeting on 3/29/23, the interested parties (developer, residents, county staff) made their case for and against rezoning this property. At the end of that meeting, the Commission recommended that the developer and residents get together for compromise leading to a solution. The residents developed a plan retaining CR1 zoning in the south parcel and accepting a higher density rezoning in the north parcel. This was a significant change from their previous position. The developer returned with a plan with almost no change in density. In the subsequent Planning and Zoning Commission meeting, the Commission recommended the developer's request for rezoning, an action that did not reflect thier previous admonition for compromise.

I am a resident of the area, living just south of Rudasil, between 1st Avenue and Oracle Road. As a native Tucsonan who grew up in the Amphi District, I am very familiar with the surrounding neighborhoods and roads. Oracle Road and 1st Avenue have been much improved for traffic over time, Rudasil has not changed since I was in high school in the late 1960's. The developer's proposal allows for 116 single family homes on the south parcel of the property and seven apartment buildings with 210 units on the northern parcel. The fact that this wash is a wildlife corridor and a floodplain are two good reasons to retain the current zoning but I want to focus on the traffic.

In the developer's proposed plan, the residents to the south will have access to Oracle Road and the residents to the north will access Rudasil Road. Rudasil is a winding road with no shoulder and blind curves where it winds the most. The increase in traffic, particularly on Rudasil, will be a danger to residents new and old. The developer's studies show that the residents to the south will use Oracle Road with Rudasil used by the apartment residents, many who will turn left onto Rudasil to access Oracle (a short drive). This is not practical. For anyone traveling east of Oracle, they will use Rudasil to get to 1st Avenue. It is a simple right turn onto Oracle and then right onto Rudasil for the residents of the south parcel. And it is also a simple right onto Rudasil for residents of the north parcel. Think of how you drive in Tucson. If given a choice between turning left on a road as busy as Oracle or turning right onto Oracle, and right again on a neighborhood road (with no traffic lights) to access 1st Avenue, which route would you take?

The developer's current request for rezoning should be hard to accept considering floodplain and wildlife corridor impacts. The practical results of the increased traffic on an unimproved Rudasil Road puts lives at risk. For that reason alone, the developer's request as recommended by the Planning and Zoning Commission should be denied. I encourage the Board to recommend further compromise on this proposed development.

Regards,  
Hank Peck

**CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR**

DATE 6-13-2023 YR  
CC: Development Services

June 6, 2023

Pima County Board of Supervisors  
Via email  
[COB\\_mail@pima.gov](mailto:COB_mail@pima.gov)

Supervisors of Pima County,

My name is Amanda Gattenby and I live at 6640 N Donna Beatrix Cir, a few miles from the proposed Quail Canyon Homes project. I am a licensed General Contractor and I specialize in constructing Accessory Dwelling Units (casitas/guest houses) locally. I have a background in Affordable Housing and modular, and I have a strong passion for housing.

I am very grateful that the Board of Supervisors is ecologically-minded, as I share this value. I would like to appeal to these sensibilities throughout the density discussion.

Higher density projects are more sustainable. The easy illustration is that the footprint of 200 apartments in seven 3-story buildings is 10,000 to 20,000 square feet. If they were to build the same amount of units in single family residences on large lots, the disturbed and developed areas would total ONE MILLION SQUARE FEET. (5000 sf lots x 200). Expanding up means consuming much less of the natural environment our native plants and animals need to survive. High-density housing keeps population growth within the preexisting boundaries of the area. Instead of clear-cutting new land, we can build taller structures.

For the single family home side, it is currently zoned by right for 55 SFH on large lots. With guest houses on all of them by right, that's 110 units. The proposed zoning allows 100 homes to exist on a much smaller footprint, with a lot less impact per house and more families housed. Sacrificing the dream of an acre for everyone creates a tighter community that preserves surrounding natural habitats.

The close nature of apartment living means less energy loss. These structures are built with efficiency in mind, using better insulation materials to preserve heating and cooling. Also, since warm air rises, apartments near the top of these buildings can often use less heat in the winter. Units are much smaller than single-family homes and therefore take much less energy to heat and cool. A traditional single-family home is exposed to the elements on all four sides, whereas an apartment unit is typically only open on one or two. Due to the extra exposure and difference in building materials, apartments can use much less energy to heat and cool the same amount of space.

Also, from a housing and affordability standpoint, the mere existence of these apartments allows for more working people to be able to live in the community they serve, such as teachers or first responders. Small unit types increase affordability options. Smaller single family homes on

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR  
cc: Development Services  
DATE 6-13-2023 YR

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smaller lots are not only sustainable, but they make home ownership attainable for first time buyers or families that cannot afford a larger "typically foothills" home.

I believe the developers of Quail Canyon are trying to do the most good for the community on the smallest footprint possible. This reasoning has been complimented by the Coalition for Sonoran Desert Protection, whom they have met and worked with extensively. They took their suggestions of shrinking the footprint of both the single family homes and the apartments. They also embraced the Coalition's suggestions of bank protection and replanting previously disturbed areas, adding significant cost to the project. The key issue the developers are laser-focused on is providing the most amount of housing in the most sustainable way.

I am hopeful that the Board approves the rezoning at the density recommended by the Planning and Zoning Commission, so we don't miss a golden opportunity to impact housing in Pima County. I am even hopeful that someday, perhaps the children or grandchildren of the opposing Neighbors are able to buy one of these homes to be close to family, and that the true intent of this housing project can come full circle. This project has many potential boons for the community: besides the front doors and roofs for families and our workforce, it has been demonstrated that it will have a positive impact on the local economy, and will be an example of truly sustainable housing that Pima County will be proud of.

I urge you to approve the rezoning of this project TODAY.

Thank you  
Amanda Gattenby

6640 N Donna Beatrix Cir  
Tucson AZ 85718



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**From:** [REDACTED]  
**Date:** June 6, 2023 at 6:28:32 PM MST  
**To:** [REDACTED]  
**Subject:** Quail Canyon  
**Reply-To:** [REDACTED]

Dear Pima County Supervisors:

I have followed with great interest the plans submitted to use a defunct golf course as an infill site for additional housing in Pima County. I like the idea. Here's why:

Quail Canyon will not add to the urban sprawl that we have experienced ever since I moved here 25 years ago. It is an infill project. Good idea.

The Quail Canyon plans include definite provisions to deal with water concerns that we will most likely experience. That surely is good news to those of us who are concerned about long-term sources of water. We all need to drink!

The golf course is not a functioning course. It's gone, but the space it was on remains. What a great idea to build affordable housing and a reasonable number of units now that the number of proposed units has been cut in half.

I hope you approve the plans for the Quail Canyon Homes.

\*\*\*\*\*

Suzanne Seay  
2571 N Avenida San Valle  
Tucson, AZ 85715-3404

[REDACTED]

\*\*\*\*\*

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# JOHN RIGGS, AIA

ARCHITECTURE / CONSTRUCTION MANAGEMENT

June 6, 2023

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

Chair Adelina Grijalva,

I am writing this letter to express my strongest support for the **Quail Canyon rezoning proposal**, and to urge you and the board to approve this creative and needed development.

## SUPPORT FOR QUAIL CANYON

The Quail Canyon rezoning proposal has received the support of the Planning and Zoning Commission, whose members praised the project's planning, communication with neighbors, and commitment to environmental and wildlife preservation.

## PIMA PROSPERS' GUIDANCE

By following the Pima Prospers' guidance, the project will be a model for sustainable and responsible development. It places slightly higher density in an area with existing utilities, next to under capacity roads, and near significant commercial development, all along a state highway. Pima Prospers itself underwent a tremendous amount of thought and community collaboration, and this site does an exemplary job of following the County's vision to grow sustainably and in concert with Economic Development efforts.

## ENVIRONMENTALLY SOUND AND SUSTAINABLE

This environmentally conscious approach to infill will not only reduce greenhouse gas emissions and conserve natural resources but also encourage sustainable transportation and the use of sustainable materials. The development team worked closely with the Coalition for Sonoran Desert Protection and implemented their recommendations. Density is sustainable: by placing smaller homes on smaller lots and utilizing apartment buildings, less fragile desert will be impacted. Quail Canyon project will have few if any impacts on the surrounding properties. The development sits well below the adjacent properties so it will have no impact on views or surrounding drainage, and it will preserve a significant wildlife corridor.

It will preserve over sixty percent of the entire site as natural open space, including all the Pima Wash and native plants within. It will restore over six acres of the wash that was disturbed by the golf course. It will implement numerous water conservation features, such as requiring EPA Water Sense fixtures and desert vegetation, and water usage will be fifty percent less than the previous golf course use.

## TRAFFIC IMPACT

Traffic from the development will easily be absorbed by the surrounding roads, especially Rudasill Rd., which has significant excess capacity. The traffic for the project is less than that of a fully functional golf course and tennis club, with multiple restaurants.

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### CURRENT HOUSING CRISIS

The Quail Canyon project not only makes sense for this infill area, it is also important for the Tucson region. Southern Arizona, like the entire country, is in the midst of a housing crisis. High demand and dwindling inventory caused the median home price in Tucson to rise thirty-four percent in only two years, and apartment rents have seen a thirty percent increase in only one year.

In addition, Homelessness has reached crisis levels in our community. As of 2022, the City of Tucson estimates more than 1,700 are living on the streets. When a growing number of people are forced to spend thirty percent or more of their income on rent, homelessness spikes. The most impactful solution to homelessness and combating the housing crisis, proven in study after study both here and nationally, is to build more housing at all levels.

### A SUSTAINABLE HOUSING SOLUTION

This development will address the current housing shortage in Pima County by providing 100 single-family homes and 210 multi-family units, offering much-needed housing for local workers and creating a new customer base for businesses. The project will also contribute significantly to the local economy, generating an estimated \$1,235,000 annually in property taxes and \$1,818,010 in impact fees.

Smaller unit types in the apartment buildings allow for more affordable/attainable living options in this area of Northwest Tucson. Smaller single family homes on smaller lots offer more attainable home ownership options for the area. This is not the typical one house per acre project, which allows for more people to live in the area sustainably.

### THE TIME IS NOW

The time has come to move forward with this responsible, sustainable, and much-needed development. By approving the Quail Canyon rezoning proposal, you will demonstrate your commitment to promoting economic growth, social integration, and sustainable urban development in our community.

Again, I urge you and the board to approve, and thank you for approving, this creative and needed development. Sincerely,

A handwritten signature in black ink, appearing to read "John B. Riggs", written over a large, light-colored oval scribble.