

Hirschberg Trust

2440 N. Coyote Dr. Ste. 116

Tucson, Arizona 85745

To: Pima County Development Services, Planning Division

Subject: Case # P16SA00011/P1200-125

Case Name: Moussa – N. Enclave Place Hillside Development Zone
Special Use Permit/The Enclave at Gates Pass (Lot 9) Plat Note Waiver

Tax Code: 116-07-1400

Ladies and gentlemen,

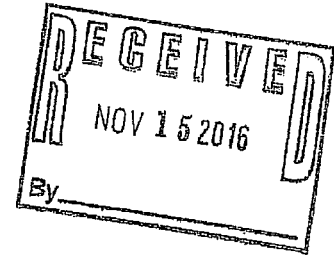
As a property owner within the 1,000-foot notification zone, this trust strongly advises Pima County Development Services to disapprove the requested waiver of the subject case.

This trust makes the following points for your consideration:

1. First, (referring to the map) the requested waiver for LOT 9 would completely divide the PR-1 protected zone, an active wildlife corridor, into two parts, disrupting well-worn routes. This corridor is regularly used by deer, havelina, coyotes, and bobcats.
2. Subject applicant has demonstrated ignorance and/or disregard for the rules related to both the hillside ordnance and the protected peaks and ridges. A bulldozed route has been constructed from what is now the end of a paved driveway to the top of the ridge itself. Access to the ridgetop is now possible by any high-clearance 4-wheel drive vehicle. Pima County is aware of this, and years ago demanded that construction be stopped, and the road remediated. The road remains, with dozens of displaced natural rocks still lining its Southeast side. A fire ring with stone benches remains on the protected ridgetop.

Sincerely,

SIGNED: KENNETH // A. // HIRSCHBERG, trustee



NOV 21 16AM 1142PC CLK/FB

A handwritten signature in black ink, appearing to be "K.A.", located at the top right of the page.

November 11, 2016

To: Pima County Board of Supervisors

Subject: P16SA00011

Case Name: Moussa—N. Enclave Place Hillside Development Overlay Zone (HDZ)
Special Use Permit, Lot 9

I am a property owner within the 1,000 foot notification zone and strongly advise the Pima County Development Services to reject the requested waiver, as well as any possible special use permits on adjoining lots 8,10,11, all of which lie wholly or partially within the protected ridge area.

Many of the homes and lots on El Moraga, Bar Ranch Road, Speedway and other streets were purchased trusting that the ridge was and would continue to be protected. If the landowner did not do her homework or the developer was negligent, they should not now be rewarded by granting a Special Use Permit. Several years ago, the top of the ridge was accessed by this landowner by either tractor or grader that effectively made a road to the ridgeline, uprooting trees, shrubs, possibly cactus, dislodging large rocks and leaving a still visible scar. This was ordered to be remediated by the county supervisor since it clearly violated rules of a protected ridge. No remediation has been done. See photos enclosed.

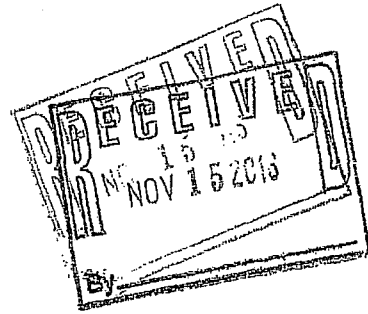
Either this ridge continues to be protected or it does not. I truly hope the Supervisors will deny this Special Use Permit and keep the beauty of the ridge we all enjoy at this time.

Yours truly,

Katherine McDonough

Katherine McDonough
1985 N. El Moraga Dr.

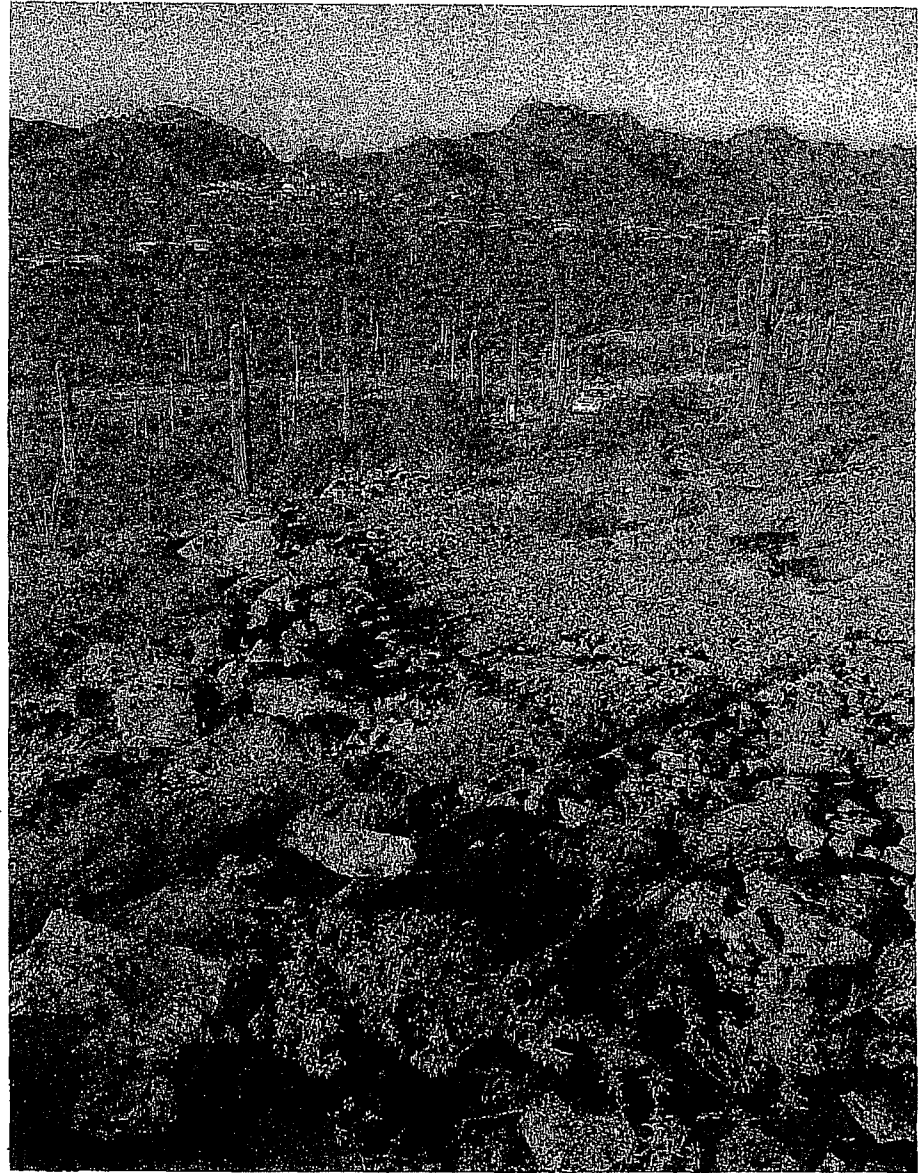
Tucson AZ 85745

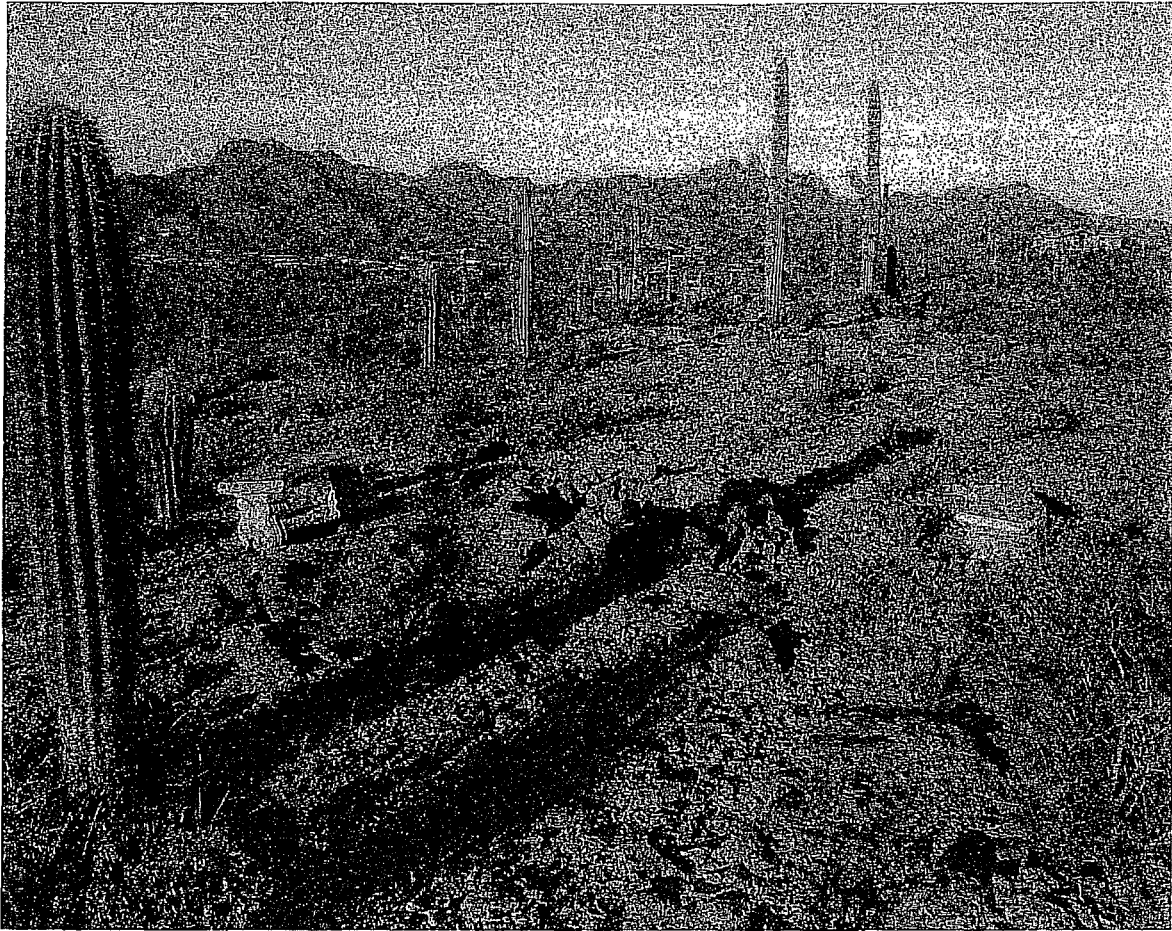


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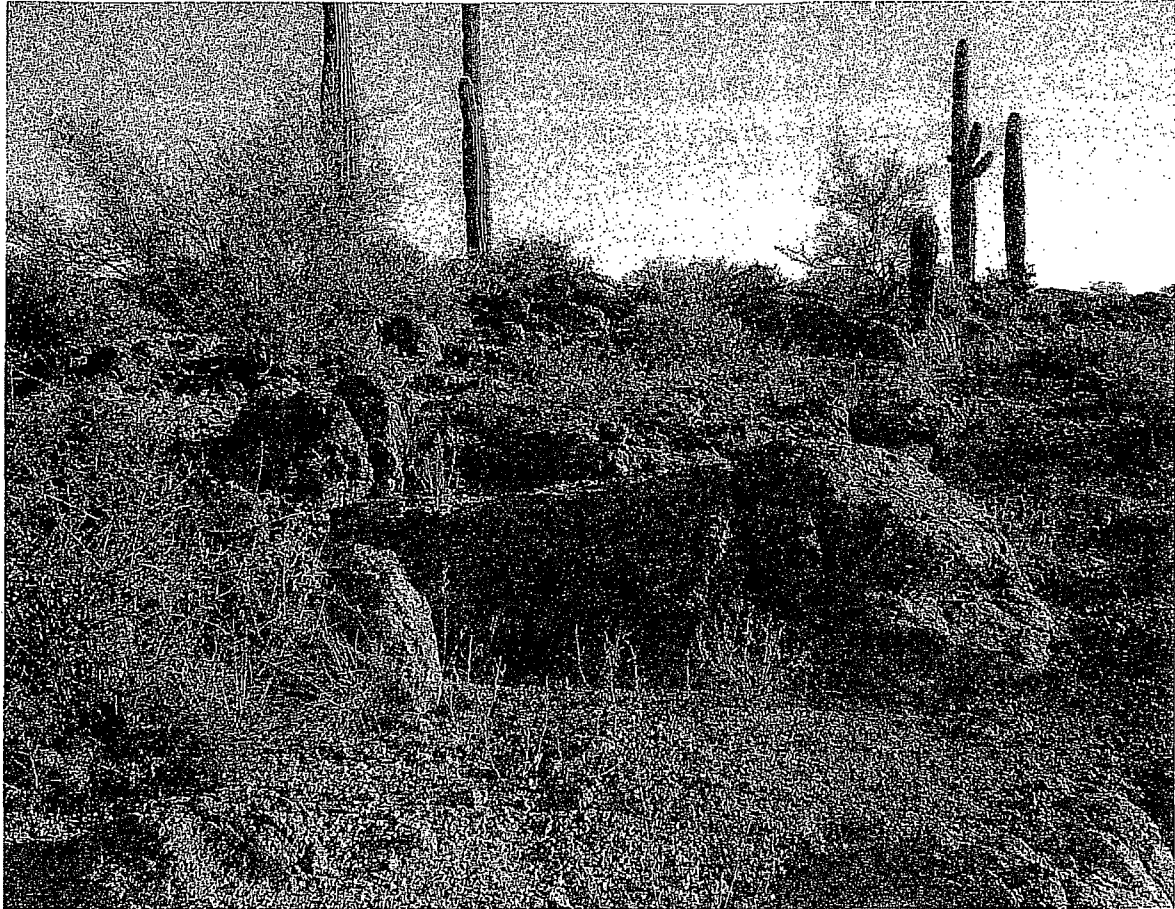
Handwritten initials

BULDOZED ROUTE,
LOOKING DOWN FROM RIDGE





FIRE RING AND BENCHES
ON RIDGETOP

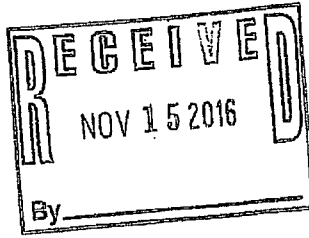


NATURAL HILLSIDE

ADJACENT TO BULDOZED ROUTE

November 10 2016

Pima County Development Services Dept
Planning Division
201 N Stone Ave 2nd Floor
Tucson AZ 85701



NOV 21 16 11 43 PC CLK OF PD

Hello

I am writing to protest Case#P16SA00011/P1200-125. Case Name: Moussa-N. Enclave Place Hillside Development Zone Special Use Permit/The Enclave at Gates Pass (Lot 9) Plat Note Waiver.

We bought this house in 1990 with the understanding that the hillside area in question would remain in its natural state. We do not wish to see any changes or development in this area.

This letter is in protest of Case# P16SA00011/P1200-125.

Thank you

Paul Page
Paul Page

Laine Page
Laine Page

Paul and Laine Page
1961 N El Moraga Dr
Tucson AZ 85745



From: Rebecca Michaelis <[REDACTED]>
Sent: Sunday, November 13, 2016 1:38 PM
To: District5; District1; DIST2; District3; District4
Subject: HDZ Special Use Request

Supervisors Elias, Miller, Valadez, Bronson, and Carroll,
I am very much apposed to any further construction on our peaks, ridge lines and vistas both to protect against environmental degradation and to preserve the scenic mountain views, plants and animal habitats. In particular HDZ special use request for lot 9 of the Enclaves subdivision / board meeting of 11*22*16.

Thank you.

Rebecca Michaelis
6231 W. Trails End Road
Tucson, AZ 85745

NOV 21 15 41 43 PC CLK OF B

[REDACTED]

From: Elizabeth Huber <[REDACTED]>
Sent: Monday, November 14, 2016 2:13 PM
To: District3
Subject: Opposition

Supervisor Sharon Bronson:

This is in reference to "HDZ SPECIAL USE REQUEST FOR LOT 9 OF THE ENCLAVES SUBDIVISION" / BOARD MEETING OF 11/22/16. I am opposed to any development on peaks & ridges in Pima County.

I am in agreement to the current ordinance which was adopted by Pima County Board of Supervisors on September 23, 2003, which protects existing peaks, ridge lines and vistas and to protect against environmental degradation.

Please, Ms. Bronson, don't allow a variance or exception to occur. Help us maintain beauty in our nature.

Elizabeth Huber
2090 N Calle del Suerte
Tucson, AZ. 85745

Sent from my iPad

NOV 21 16 11 42 PCKFB

From: Nancy Zeller <[REDACTED]>
Sent: Monday, November 14, 2016 2:06 PM
Subject: VARIANCE FOR LOT 9 OF ENCLAVES

NOV 21 16AM 143PC CLKDFD

Dear Supervisor,

I am writing in regards to 'HDZ SPECIAL USE REQUEST FOR LOT 9 OF THE ENCLAVES SUBDIVISION' / BOARD MEETING OF 11/22/16.

I am in strong opposition to granting a variance to the Moussa family to build on this ridge that has had Level 1 protection since 2003. I was at a Gates Pass Area Neighborhood Association meeting in August of 2015 when Dr. Moussa and his architect Mr. Burton presented their plan. At that time Dr. Moussa stated they were aware this ridge was protected when they purchased the property at a discounted rate in 2009. In addition, with the purchase of a property, the buyer generally has to sign a 6 page disclosure where this information should have been disclosed.

The reason for the ordinance to protect the peaks has not changed. That is to preserve existing peaks, ridge lines and vistas and to protect against environmental degradation.

Please to not grant a variance or exception,
Nancy Zeller

From: notification@pima.gov
Sent: Saturday, November 12, 2016 3:03 PM
To: District3
Subject: Supervisor Sharon Bronson feedback form 2016-11-12 03:03 PM Submission Notification

Supervisor Sharon Bronson feedback form 2016-11-12 03:03 PM was submitted by Guest on 11/12/2016 3:03:02 PM (GMT-07:00) US/Arizona

Name **Value**

First Name Alan

Last Name Goldstein

Email [REDACTED]

Phone [REDACTED]

Address 4722 West Placita De Suerte

City Tucson

State AZ

Zipcode 85745

District_of_Concern Supervisor District 3 - Sharon Bronson

Department_of_concern Planning and Zoning

Subject_or_Nature_of_Concern

Comments Dear Supervisor Bronson: I am writing to oppose the proposed variance seeking to destroy a currently protected ridge in the nearby Enclaves subdivision off West Speedway. I am a member of the The Grants Pass Area Neighborhood Association (GPANA). The GPANA Board has already voted to oppose this variance, and a petition to the Board of Supervisors will be forthcoming. I note that the Tucson Mtn. Association Board has also voted to strenuously oppose any motion to allow development on protected properties. Yours truly, Alan H Goldstein 4722 W. Placita de Suerte Tucson, AZ 85745

Would_like_a_response No

Referred_Page <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=8176>

Thank you, Pima County, Arizona

NOV 21 16 AM 140 POC CLK OF PD