



Planned Development Community (PDC)

Objective: To designate existing approved specific plans. Specific plans comprise a unique zoning regimen within a planned community. Specific plan documents include detailed information on the intent for the community as a whole, as well as the individual planning and zoning districts within the specific plan area. Applications for amendments to individual specific plans shall be done in accordance with Section 18.90 (Specific Plans) of the Pima County Zoning Code.

Exception: State Trust land in the proposed Sahuarita East Conceptual Plan is designated a PDC under Special Area Policy S-36 in Chapter 9.

M E M O R A N D U M

Date: April 9, 2021 **Job No:** SLT-01

To: Terri Tillman, AICP – Principal Planner

From: Brian Underwood, Director of Planning

Project: Belnor Vista Specific Plan

This memorandum summarizes the virtual neighborhood meeting held on March 16, 2021 via Zoom for the proposed Belnor Vista Specific Plan application. The virtual neighborhood meeting was noticed correctly utilizing current public data provided by Pima County GIS Department. All property owners within 1,200 feet of the property's existing GR-1 zoning and within 300 feet of its CR-3 zoning were notified.

Brian Underwood started the presentation at 5:30 PM by describing the project location and its surrounding context. He then presented the details of the specific plan and outlined the rezoning process. Mr. Gregg Sasse of Southern Arizona Land Trust (SALT), and Lexy Wellott of The Planning Center, were also on the call to answer questions from those in attendance. In addition to the development team, Supervisor Grijalva and Keith Bagwell from District 5, and eight surrounding residents attended the meeting.

The following provides an account of the discussion, including questions and answers:

Sorrel Lane also runs parallel to the west side of the property, will there be a connection to Sorrel Lane from the western boundary?

- We are not proposing a connection to Sorrel Lane on the west side of the property. We plan to extend Sorrel Lane through the southern boundary to connect with the existing right-of-way in the subdivision to the south. The only access proposed along the western boundary will be limited to pedestrian access via the existing dirt path through the gas easement, which will become a part of Belnor Vista's proposed trail network.

When you talk about high-density residential, are you referring to apartments next to the existing subdivisions?

- Apartments are not proposed within the RN land use designation. Apartments will be allowed in the CC land use designation. Single-family residences, similar to what currently exists in the abutting subdivisions, are planned for the RN area. The RN also allows for attached single-family homes and casitas.

Will there be any lighting rules for the corporate offices?

- Pima County has a Dark Skies Ordinance as well as an Outdoor Lighting Code. Both the Dark Skies Ordinance and the Outdoor Lighting Code will apply to this site. This property is located within the E1c Zone of the Outdoor Lighting Code, which limits the number of lumens that are emitted and the placement of the lights. Not only will the lights have specific orientation requirements (downward-directed, shielded, full cut-off, etc.), the brightness will also be regulated.

Should you have questions or would like additional information, please do not hesitate to contact me.

Thank you.

Dropbox link to the recorded meeting:

https://www.dropbox.com/s/2i842ydpvmjtp7t/zoom_1_Belnor%20Vista%20Neighborhood%20Mtg.mp4?dl=0

Attachments:

1. March 16th meeting presentation
2. Meeting invitation
3. Notification area map
4. Mailing labels
5. Neighbor correspondence received before and after the March 16th Zoom meeting.

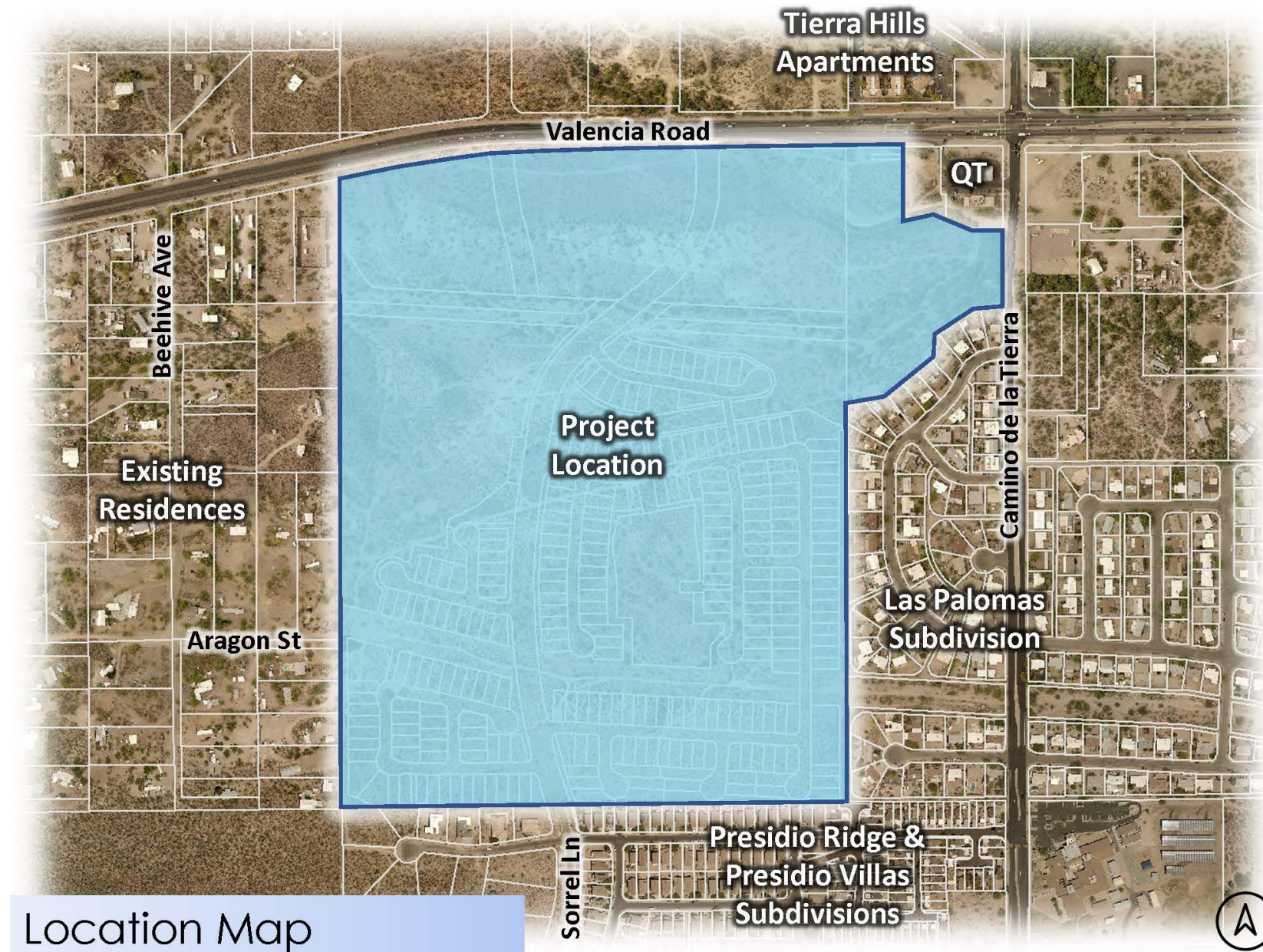
Attachment 1: March 16th meeting presentation

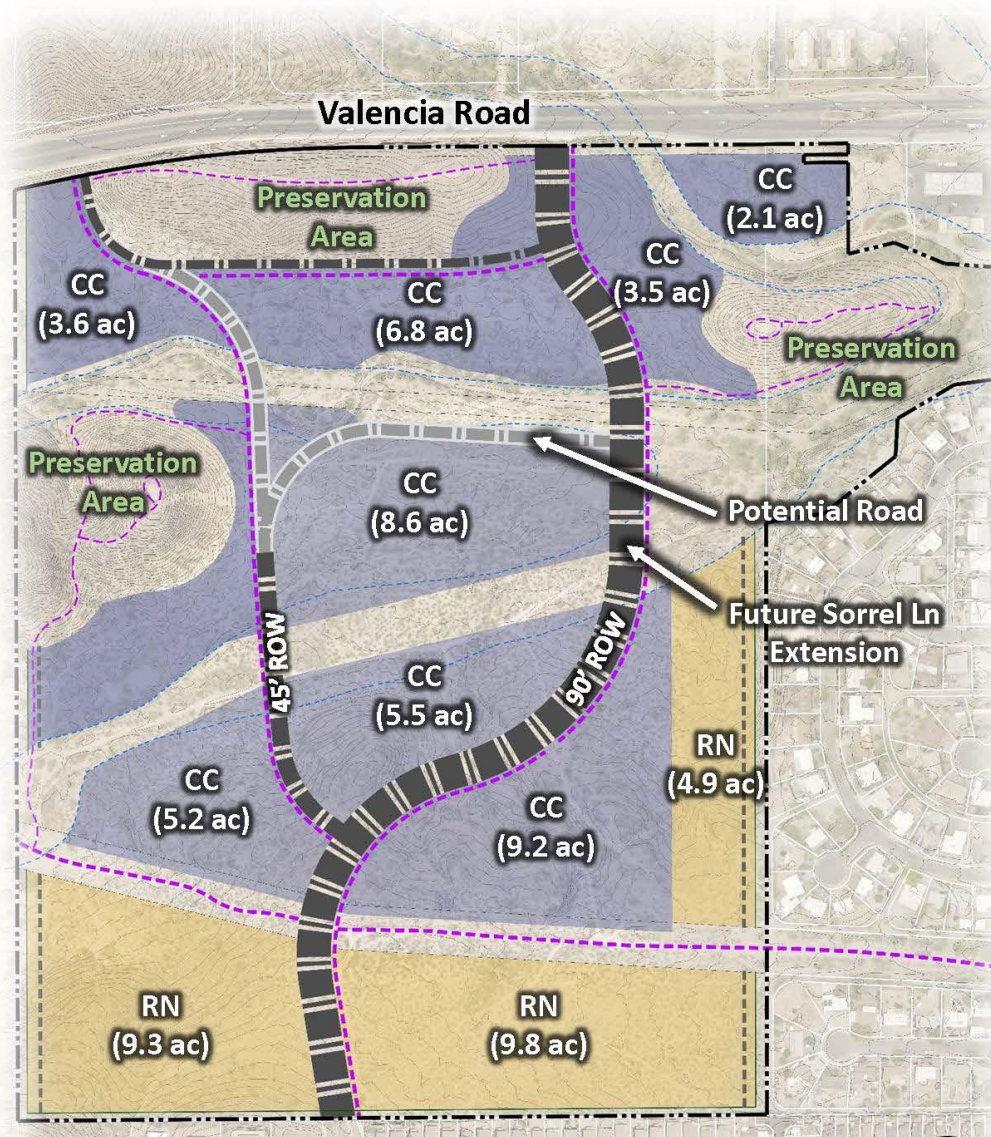
Belnor Vista Specific Plan

NEIGHBORHOOD
MEETING

March 16, 2021







Conceptual Land Use Plan



Property is 125 ac (approx.)

- Campus Core (CC) is 49 ac (approx.)
- Residential Neighborhood (RN) is 24 ac (approx.)
- Preservation Area is 37.5 ac (approx.)
- Landscaping & Easements are 14.5 ac (approx.)

Potential Campus Core (CC) uses:

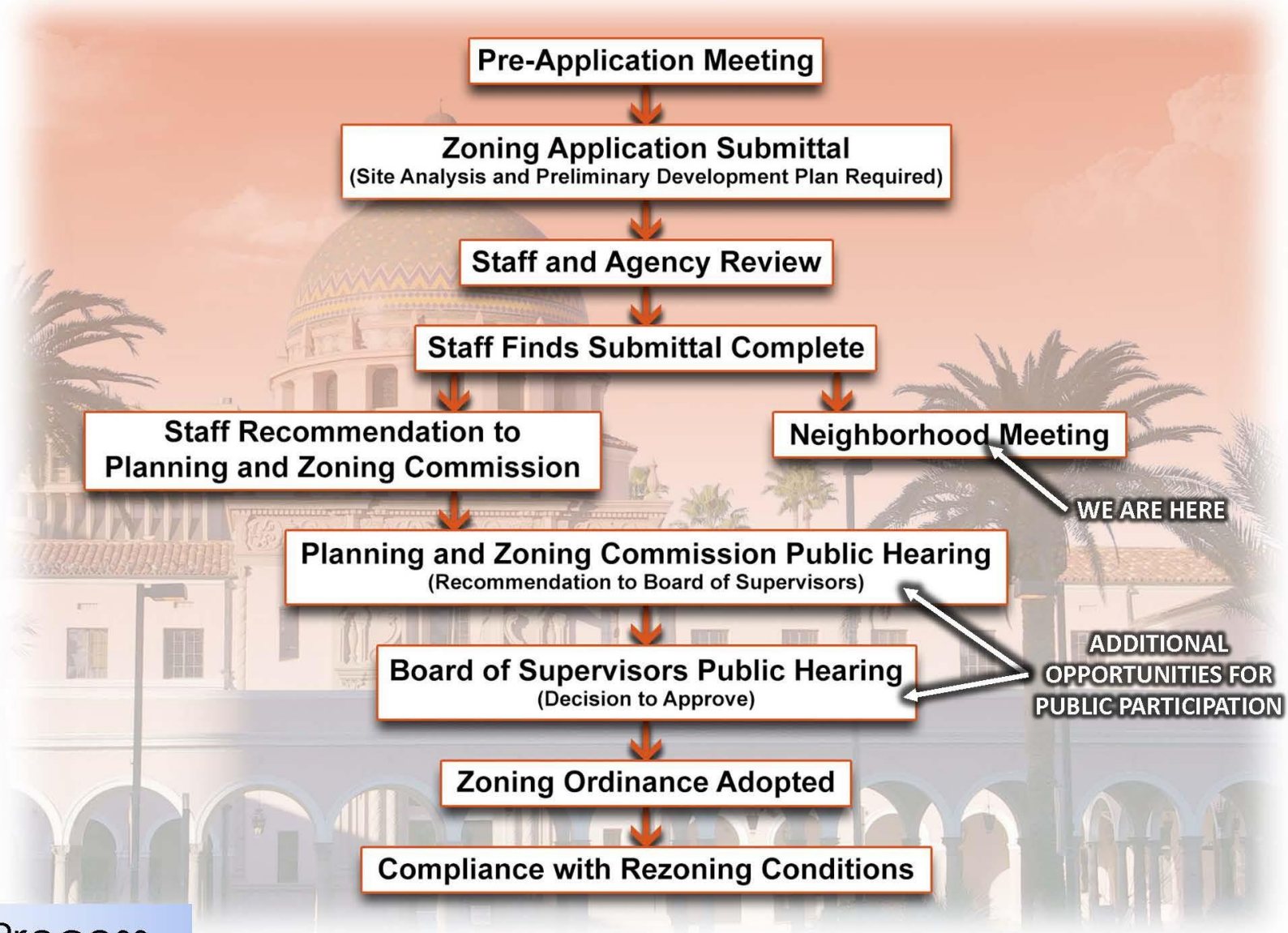
- Corporate Office/Headquarters
- Restaurants & Comm. Services
- Housing
- Public (Regional Library & Fire Station)

Residential Neighborhood (RN)

uses:

- Single Family Attached or Detached Homes
 - Single story restrictions along the east and west property boundaries

- Property Boundary
- Campus Core (CC)
- Residential Neighborhood (RN)
- - - FEMA Floodplain Limits
- - - Easement
- - - Pedestrian Circulation



Process

A photograph of a desert landscape featuring several tall saguaro cacti and low-lying shrubs. The foreground is filled with reddish-brown rocks. The word "Questions?" is written in a large, black, sans-serif font across the center of the image. In the bottom left corner, there is a dark, semi-transparent circular graphic with a stylized white 'X' or cross-like shape inside.

Questions?

Attachment 2: Meeting invitation

March 1, 2021

Dear Neighbor,

You are invited to attend a virtual neighborhood meeting regarding the rezoning of an approx. 125-acre property located on the south side of Valencia Road, west of Camino de la Tierra.

The project is named Belnor Vista. It comprises five parcels along Valencia Road and an existing subdivision plat known as Belnor Vista II, which will be abandoned in favor of this proposal. Per *Pima Prospers*, the County's long-range comprehensive planning document, the parcels along Valencia are currently designated for commercial and higher density housing such as apartments. The Belnor Vista II plat, which encompasses the bulk of the property, consists of 260 residential lots. This effort aims to better integrate housing and employment, creating more of a campus-style environment with a greater mix of uses.

In November 2010, the current owner, Southern Arizona Land Trust (SALT), purchased all but nine acres of the property. At the time, the intent was to develop it per the Belnor Vista II plat that still exists on the property today. However, due to the Great Recession and a change in Tucson Water's service area policy, nothing was ever developed.

In August 2016, Tucson Electric Power (TEP) approached SALT interested in purchasing the property for a major solar array, but their due diligence was ultimately halted when they determined it would be too costly given the rocky terrain. TEP continues to show an interest, but today, the subject property's vision is much more than a solar array or traditional single-family residential subdivision with supplementary commercial uses along Valencia Road. Belnor Vista is envisioned to be a blend of carefully planned employment, residential, commercial, and public uses appropriately balanced and buffered from adjoining land uses. It is an exciting opportunity to create a uniquely integrated atmosphere of employment, commercial services, housing, and public uses in this portion of the County.

SALT's mission is to provide fair and equitable housing options throughout all of Pima County. As both a local non-profit and a support organization of the Pima County Industrial Authority (IDA), it is uniquely positioned to reimagine the property to provide the greatest benefit to the region and surrounding area. To that end, SALT proposes developing a major employment hub supported by new housing options and a regional County library that would have a tremendous community impact. The proposed employment hub's success requires thoughtful integration of offices, restaurants, commercial services, and housing that is designed to minimize impacts on neighboring residences.

In order to achieve this vision, SALT is requesting to rezone the entire 125 acres to a Specific Plan, which is a zoning category customized for a specific property.

SEE REVERSE SIDE.

March 1, 2021

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The 125-acre subject property is special due to its naturally sloping terrain and three large hills, each at least 50 feet in height, that help break it up and create secluded settings. The property is also in the emerging Southwest Growth Area of the Tucson Metropolitan Region, where it can provide needed commercial, civic, and housing options. The Specific Plan has been crafted to respond to the property's location and unique character with a creative mix of land uses, development standards, and engineering solutions. The intent of the Specific Plan is to provide flexibility in design and location of uses and permit increased height for major employers, creating a framework to help attract a wide spectrum of future end-users while being sensitive to neighboring homes. To that end, Belnor Vista Specific Plan is an exciting infill project in an area of the County that needs new investment, housing, and jobs.



This meeting is being held virtually to ensure all attendees' safety during the current COVID-19 pandemic. Please join us:

Date: March 16, 2021

Time: 5:30 PM

Zoom Meeting Link: tinyurl.com/h7y2j9fx

Meeting ID: 945 9963 9847

Passcode: 724487

You may also join the meeting by dialing in via telephone at +1 (669) 900-9128.

Comments on this proposal may also be submitted to the Pima County Development Services Department, 201 N Stone Avenue, Tucson, AZ 85701, Phone: (520) 724-9000. Additionally, comments may be made verbally and/or in writing at an upcoming Planning and Zoning Commission public hearing.

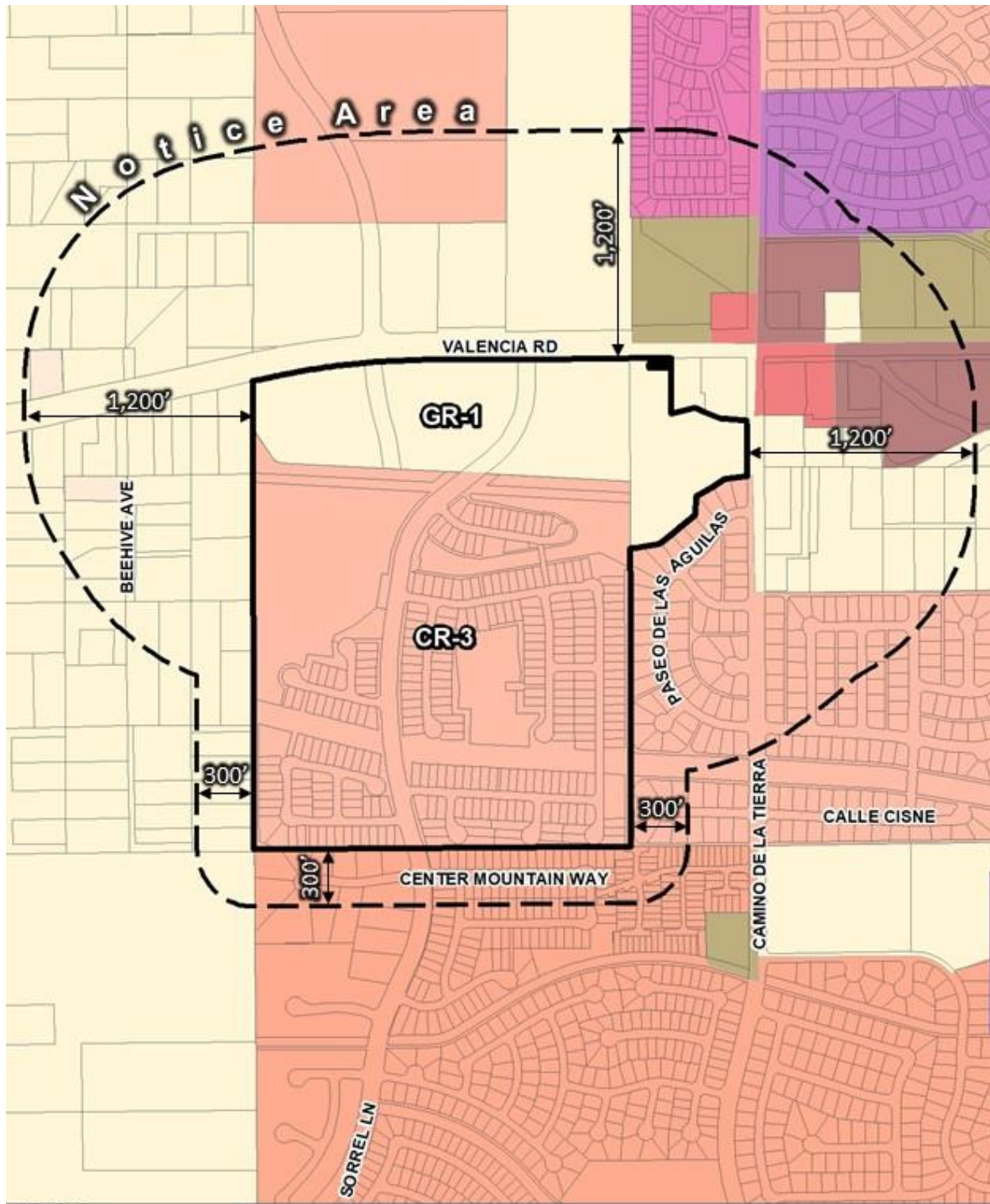
If you have any other questions or are unable to participate in the meeting, please call or email either of us:

Brian Underwood, The Planning Center
(520) 209-2628
bunderwood@azplanningcenter.com

Gregg Sasse, Southern Arizona Land Trust
(520) 352-2626 Ext. #4
Gregg@saltproperty.com



Attachment 3: Notification area map



LEGEND

- Specific Plan Boundary
- Parcels

PIMA COUNTY ZONING ONSITE

- GR-1 (1,000' minimum notice requirement - 1,200' shown)
- CR-3 (300' minimum notice requirement - 300' shown)



FILE NAME: SLT-01_Notice Area_6x8.mxd
SOURCE: Pima County GIS, 2019

Attachment 4: Mailing labels

3532 W LOST VILLAGE LLC
13430 E CAMINO LA CEBADILLA
TUCSON, AZ 85749-8611

ACUNA JESUS ALONSO & MARIA ISABEL
CP/RS
7206 S BURCHAM AVE
TUCSON, AZ 85756-9269

ADRIAN PROPERTIES LLC
1741 S SAN JUAN PL
TUCSON, AZ 85713-1037

AH4R I AZ LLC ATTN: PROPERTY TAX
DEPARTMENT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302-4012

ALANIS ROBERT W & MARGARET D JT/RS
6765 S VIA PERICO
TUCSON, AZ 85746-0000

ALARCON EVANGELINA
3389 W GROVESNOR PL
TUCSON, AZ 85746-5085

ALARCON MANUEL S
6630 S BEEHIVE AVE
TUCSON, AZ 85746-9610

ALDAY REMIGIO & AIDA JT/RS
6750 S CALLE GAVILAN
TUCSON, AZ 85746-0000

ALTAMIRANO DENISE
3563 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7506

ALVARADO NESTOR & RENEE CP/RS
3580 W LOST VILLAGE LN
TUCSON, AZ 85746-7508

ALVAREZ FAMILY REVOCABLE TR ATTN:
JOSE CARLOS & RAMAI L ALVAREZ TR
6926 S PLACITA DE AMIGOS
TUCSON, AZ 85746-7919

ALVAREZ MARY LOU V
6722 S VIA PERICO
TUCSON, AZ 85746-6136

AMH 2014-1 BORROWER LLC AMERICAN
HOMES 4 RENT ATTN: PROPERTY TAX
DEPARTMENT
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302-4012

ANDRADE MINERVA DE JESUS 50% & URIAS
SANTO R 50%
3232 W VIA PERICO
TUCSON, AZ 85746-0000

ANGEL BARBARA REVOC TR
6890 S SORREL LN
TUCSON, AZ 85746-9372

AQUINO DAVID C & CECILIA C JT/RS
6632 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6125

ARBALLO CLAUDIA A
3311 W CALLE FAISAN
TUCSON, AZ 85746-6120

ARBUCKLE GERTRUDE N & ARBUCKLE
CHRISTOPHER NOBLE & ARBUCKLE
MATTHEW JACKSON TR
1124 RENAISSANCE DR
SAND SPRINGS, OK 74063-8929

ARENAS REBECCA
3361 W CALLE CISNE
TUCSON, AZ 85746-6143

ARIZMENDI EDGARDO J & KATHRYN M
JT/RS
6724 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

ARVIZU-LOPEZ MARTIN ALBERTO & ARVIZU
ALMA R CP/RS
2662 W SOLANO CIR
TUCSON, AZ 85746-5140

ASHKENAZY VICTORIA IRREVOC TR ATTN:
GARY ASHKENAZY & RONALD ASHKENAZY
CO-TR
3351 W COMMONS CIR
TUCSON, AZ 85746-5083

AYALA DINA L
3478 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7507

AYALA JESUS
6030 S CAMINO DE CERRO
TUCSON, AZ 85746-3728

BAF ASSETS LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746-1053

BAIR LAWRENCE & MONICA CP/RS
3606 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7500

BAKER ROBERTA ANN & COOMBS DAVID
ALLAN JT/RS
6372 S WATERTON DR
TUCSON, AZ 85746-5075

BALLENTINE ROBERT M
3855 W WEIDING RD
TUCSON, AZ 85746-0000

BARO CINTHYA D
6561 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6151

BARROW LEE R & LEONA C JT/RS
6741 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000



BARWIN CYNTHIA 3331 W CALLE CISNE TUCSON, AZ 85746-6143	BEAM BILL D & MARGAN GEORGINA L JT/RS 7841 N VIEWPOINTE CIR TUCSON, AZ 85741-3911	BECK RUDOLPH C & BECK RUDY C III 7351 E IRVINGTON RD TUCSON, AZ 85730-4112
BELMAR PROPERTIES LLC 860 E 16TH ST TUCSON, AZ 85719-6603	BENEFIELD CHRISTY 3406 W CAMINO DE AMIGOS TUCSON, AZ 85746-0000	BENTLEY LEMUEL AUBREY & SUSAN MARIE 15006 COYS DR SE HUNTSVILLE, AL 35803-2410
BETANCOURT LESLIE ANNETTE 3418 W CAMINO DE AMIGOS TUCSON, AZ 85746-7908	BONILLAS JESUS F JR 153 W AJO WAY TUCSON, AZ 85713-6036	BORBOA LIVING TR %FLORES NICOLAS B & ROXANNE CP/RS 6842 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6150
BORBON CRISTINA 6926 S PLACITA DEL PERONE TUCSON, AZ 85746-7918	BORBON DANIEL CONSTANZA & BORBON DE CONSTANZA ARMIDA JT/RS 3961 W VALENCIA RD TUCSON, AZ 85746-9195	BROWN DERICK & SUSAN B CP/RS 6932 S PLACITA DE AMIGOS TUCSON, AZ 85746-7919
BROWN FAMILY LP ATTN: QUIKTRIP CORP 4705 S 129TH EAST AVE TULSA, OK 74134-7005	BROWN THOMAS A 3502 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7505	BUCH RONALD G & VIRGINIA A TRUST 6360 S WATERTON DR TUCSON, AZ 85746-5075
BURROLA ARTHUR E 3850 W WEIDING RD TUCSON, AZ 85746-9259	BUSSARI LIVING TR ATTN: REYNALDO JOCSON & PRISCILLA ANN BUSSARI, TR 3342 W CALLE FAISAN TUCSON, AZ 85746-6121	BYNUM JOHN & JOHNSON ROSALIE E JT/RS 6372 S CARDINAL AVE TUCSON, AZ 85746-5056
CAMACHO NORMA A 6731 S CALLE GAVILAN TUCSON, AZ 85746-6122	CARBAJAL MIGUEL & GUADALUPE CP/RS 6551 S CAMINO DE LA TIERRA TUCSON, AZ 85746-0000	CARDENAS ANTONIO A & MARY JT/RS 2542 W SAN PAULUS RD TUCSON, AZ 85746-6339
CARDENAS MARIA E 3494 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7507	CARRANZA ROSALVA 6902 S PLACITA DEL PERONE TUCSON, AZ 85746-7918	CARRASCO PHILLIP M & ALMA R JT/RS 6815 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000
CARRERA RODRIGO & MARTINEZ MARIA CECILIA 3229 W CENTURY DR TUCSON, AZ 85746-5016	CASTRILLO DANIEL A 3510 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7505	CASTRO ALBERT B & ANNA J JT/RS 6826 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000
CECENA ANGEL & NORMA JT/RS 6650 S BEEHIVE AVE TUCSON, AZ 85746-9610	CELIS ADELAIDO & OFELIA JT/RS 6772 S VIA PERICO TUCSON, AZ 85746-0000	CENT ANNI ENTERPRISES LLC 6445 ROBIN LN COOPERSBURG, PA 18036-9580

CHASTAIN BUILDERS INC
2902 N FLOWING WELLS RD
TUCSON, AZ 85705-0000

CHAVEZ GILBERTO
6564 S BEEHIVE AVE
TUCSON, AZ 85746-9610

CHAVEZ JUAN MANUEL JR & NOEMI G
JT/RS
3224 W VIA PERICO
TUCSON, AZ 85746-6138

CHHANG CHANKIRY & CHHAY KIM SIV
CP/RS
3540 W AVENIDA OBREGON
TUCSON, AZ 85746-7998

CHIAFFINO JOSE A
6742 S VIA PERICO
TUCSON, AZ 85746-6136

CHRISTOPHER CLARENCE & FAYANNA L
JT/RS
6625 S BEEHIVE AVE
TUCSON, AZ 85746-0000

CIRCLE K STORES INC ATTN: TOSCO
MARKETING
PO BOX 52085
PHOENIX, AZ 85072-2085

CLEVELAND OSCAR GUILLERMO
3500 W LOST VILLAGE LN
TUCSON, AZ 85746-7508

COCHRAN NOLAN & RAMONA JT/RS
6764 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

CONSTANZA ANA Y
3961 W VALENCIA RD
TUCSON, AZ 85746-9195

CORONADO EDNA G
3815 W WEIDING RD
TUCSON, AZ 85746-9200

CORRAL ERNESTO V & CATALINA F JT/RS
3880 W ARAGON ST UNIT C
TUCSON, AZ 85746-7640

COVARRUBIAS JOSE & AURORA TORRES
JT/RS
3231 W CENTURY DR
TUCSON, AZ 85746-0000

COX CHARLENE F
9943 E STELLA RD
TUCSON, AZ 85730-3160

CROUTHERS PHYLLIS A
3365 W GROVESNOR PL
TUCSON, AZ 85746-0000

CUMINGS WALTER & BARBARA JT/RS
5540 S JOSEPH AVE
TUCSON, AZ 85757-9152

CURESES DINA M & AVILA-LOPEZ JORGE E
JT/RS
3121 W PINCUSHION LN
TUCSON, AZ 85746-6137

CURTIS DON M & MARIA J JT/RS
6700 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

CUTHBERTSON JEFFREY D & KIANA CP/RS
6794 N CALLE SIN NOMBRE
TUCSON, AZ 85718-2093

CVITKOVICH SEAN PAUL & CVITKOVICH
DICK L JR
3341 W CALLE CISNE
TUCSON, AZ 85746-6143

D ONOFRIO ANTHONY & MARISA CP/RS
3518 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7505

DAMIAN CARLOS E
6447 W SWAN FALLS WAY
TUCSON, AZ 85757-6979

DAVILA JESUS M
3582 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7505

DE LA OSSA ELDA A & LUIS A CP/RS
6949 S PLACITA DEL PERONE
TUCSON, AZ 85746-7928

DE VORE TONIE L LIVING TR ATTN: TONIE
LEE DE VORE & CAROL KINGSFORD TR
3358 W GROVESNOR PL
TUCSON, AZ 85746-5084

DEATHERAGE RYAN D & ASHLEY N CP/RS
6870 S WESTOVER AVE
TUCSON, AZ 85746-8066

DEGROOT RONALD & ADEE LINDA CP/RS
6195 S FOXHUNT DR
TUCSON, AZ 85746-5067

DEL CARMEN CZECH MARY LIVING TR
6602 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6146

DEL REAL MARIA A
3213 E PRESIDENT ST
TUCSON, AZ 85714-2045

DESERT HILLS LAND CORP
HC 62 BOX 46186
PINETOP, AZ 85935-0000



DIFLO WILLIAM J & ERMA E JT/RS
00000-0000

DILLINER BARBARA A
3221 W CENTURY DR
TUCSON, AZ 85746-0000

DISHMAN LELA M
6938 S PLACITA DE AMIGOS
TUCSON, AZ 85746-0000

DLAP LLC
4007 E PARADISE FALLS DR STE 125
TUCSON, AZ 85712-6703

DOMINGUEZ HAROLD A & DOMINGUEZ
VIRGINIA STEVENS JT/RS
4213 W TOMBOLO TRL
TUCSON, AZ 85745-0000

DORFMAN BENJAMIN FAMILY TR ATTN:
JUDITH ANN MENDELSON
130 PINON DR
PORTOLA VALLEY, CA 94028-7324

DROHAN PAUL J
3340 W GROVESNOR PL
TUCSON, AZ 85746-5084

DURAN ANGELICA B & MARCEL G CP/RS
3630 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7500

DURHAM BETTY M
3331 W GROVESNOR PL
TUCSON, AZ 85746-0000

ECONOWEST REALTY LLC ATTN: JIM
HUDDLESTON
3225 W CENTURY DR
TUCSON, AZ 85746-5016

ELLIS JOHN R & LINDA O CP/RS
3340 W EXCALIBUR RD
TUCSON, AZ 85746-5078

ENRIQUEZ JUSTIN & PAULA CP/RS
3540 W LOST VILLAGE LN
TUCSON, AZ 85746-7508

ESCAJEDA REYNALDO & IRENE R JT/RS
6740 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-0000

ESCOBEDO MICHAEL
3555 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7506

ESPARZA FRANCES ALVAREZ
3588 W LOST VILLAGE LN
TUCSON, AZ 85746-7508

ESPINOZA JESUS D
6910 S PLACITA DEL PERONE
TUCSON, AZ 85746-7918

ESPINOZA JUAN PABLO
816 N CONTZEN AVE
TUCSON, AZ 85705-7528

FELIX ARNULFO M
3930 W VALENCIA RD
TUCSON, AZ 85746-9194

FERNANDEZ REBECCA M
6755 S VIA PERICO
TUCSON, AZ 85746-0000

FICKLE PAUL D
3801 W SANTA PAULA ST
TUCSON, AZ 85746-9237

FIGUEROA JAIRO T & MINERVA P CP/RS
3823 W WEIDING RD
TUCSON, AZ 85746-9260

FIGUEROA PABLO G
3240 W VIA PERICO
TUCSON, AZ 85746-0000

FLORES ARMANDO R & CONNIE T JT/RS
6748 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

FLORES JOSE L & ALICE E JT/RS
6850 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

FOURNIE GLENN C
3216 W VIA PERICO
TUCSON, AZ 85746-0000

FOX RAYMOND E & PATRICIA DAVIS TR
3358 W EXCALIBUR RD
TUCSON, AZ 85746-5078

FUJINAKA FAMILY LIVING TR ATTN:
VALERIE G SUTTON TR
830 SE 24TH AVE
OCALA, FL 34471-2603

G & G FINANCIAL INC
6326 E PASEO SAN ANDRES
TUCSON, AZ 85710-2121

GALAZ FELIPE FRANCO
6756 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6148

GALAZ SANTIAGO A & BRADEN LARA A
JT/RS
7380 W STAR ROCK PL
TUCSON, AZ 85757-7833



GARCIA CRISTAL 6812 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6150	GARCIA CYNTHIA 3273 W PASEO DE LAS AVES TUCSON, AZ 85746-6128	GARCIA JESUS ARTURO & YANEZ IRASEMA 3883 W VALENCIA RD TUCSON, AZ 85746-9193
GARCIA-GOMEZ SABRINA 3200 W VIA PERICO TUCSON, AZ 85746-6138	GASTELUM DAVID S & CLARALINE 6622 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6146	GEORGE JEFF D 3201 W CENTURY DR TUCSON, AZ 85746-0000
GOMEZ NORA D 6772 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6148	GOMEZ SANTIAGO & VALENCIA VANESSA JT/RS 3360 W CALLE CISNE TUCSON, AZ 85746-6144	GONZALES MICHELLE 3331 W CALLE FAISAN TUCSON, AZ 85746-6120
GONZALEZ FRANK S & FRIEND JESSICA G CP/RS 6773 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000	GRACIA ALEJANDRO A 3351 W CALLE CISNE TUCSON, AZ 85746-0000	GRAND AM 4 LLC 5001 PLAZA ON THE LK STE 200 AUSTIN, TX 78746-1053
GRANILLO EDGAR A & ANGELICA M CP/RS 3660 W AVENIDA MONTANA ALTA TUCSON, AZ 85746-7513	GREENHOUSE CYNTHIA LOUISE 6722 S PAVO REAL PL TUCSON, AZ 85746-6131	GT PROPERTIES LLC 102 N WILMOT RD TUCSON, AZ 85711-3301
GUTIERREZ ANISSA & GUTIERREZ ANGELA JT/RS 6943 S PLACITA DEL PERONE TUCSON, AZ 85746-0000	GUZMAN JOSE 6762 S VIA PERICO TUCSON, AZ 85746-6136	HALF CENTURY PLUS LLC ATTN: S MICHAEL BRYANT 5961 E AVENIDA ARRIBA TUCSON, AZ 85750-1871
HALFMANN REVOC FAMILY TR ATTN: THOMAS E HALFMANN TR 6721 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6126	HALL CHERYL JACKSON 6365 S WAYSIDE DR TUCSON, AZ 85746-5054	HAMILTON JASON J & YEPIZ MARCELA JT/RS 6748 S CAMINO DE LA TIERRA TUCSON, AZ 85746-0000
HAMMER IRWIN J & HAMMER LORRAINE 7 S SPRINGFIELD AVE SPRINGFIELD, NJ 07081-2301	HARKER RICHARD & ROSANNA CP/RS 3370 W CALLE CISNE TUCSON, AZ 85746-6144	HARVEY EDDIE B & VIANDREA C JT/RS 6942 S CAMINO SECRETO TUCSON, AZ 85746-7905
HASSELL CLARENCE CLAY 6701 S PAVO REAL PL TUCSON, AZ 85746-6130	HAVENGA JOHN L & JOYCE E JT/RS 3861 W VALENCIA RD TUCSON, AZ 85746-0000	HENDRIX JANICE E 3388 W GROVESNOR PL TUCSON, AZ 85746-5084
HENSLEY CHARLES M & SALAZ GLORIA JT/RS 6751 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000	HERNANDEZ JOSE & VERONICA H JT/RS 6651 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6145	HERNANDEZ KATHERINE & HERNANDEZ MARIANNE JT/RS 6642 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6125

HERNANDEZ RICHARD P SR & MARY N TR
6744 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6127

HERNANDEZ ROMINA C
6652 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6146

HERNANDEZ ROSIO & ANA CP/RS
3572 W LOST VILLAGE LN
TUCSON, AZ 85746-7508

HOP LEE & SYLVIA LIVING TR
3883 W WEIDING RD
TUCSON, AZ 85746-9205

HOPKINS GABRIEL
6901 S PLACITA DEL PERONE
TUCSON, AZ 85746-7927

HOUSHOLDER DAVID E & RHONDA L JT/RS
3200 W PINCUSHION LN
TUCSON, AZ 85746-6108

HOWELL SAND & DOULAS E JT/RS
6814 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6150

HUNTER HENRY L & MELVA J JT/RS
6802 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-0000

HURLEY BRIAN THOMAS
2239 W CEDAR HILLS DR
CEDAR CITY, UT 84720-8278

IBARRA RICKY & SYLVIA CP/RS
3622 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7500

JIMENEZ DANIEL & MARIA DE LOS ANGELES
6735 S VIA PERICO
TUCSON, AZ 85746-0000

JIMENEZ FRANCISCO J
6742 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6127

JOHNSON FAMILY TR ATTN: JIMMY M &
MAUREEN A JOHNSON TR
3371 W COMMONS CIR
TUCSON, AZ 85746-0000

JOHNSON ROY BRADY & SELLERS JANA
3141 W PINCUSHION LN
TUCSON, AZ 85746-6106

KANN ELIZABETH MARGARET
3340 W CALLE CISNE
TUCSON, AZ 85746-0000

KEHL JAMES C & LUZ M CP/RS
6720 S CALLE GAVILAN
TUCSON, AZ 85746-6123

KEIFLIN JOSEPH J & JUNE L CP/RS
3389 W EXCALIBUR RD
TUCSON, AZ 85746-5079

KERR DALE E & SUSAN K JT/RS
6830 S SORREL LN
TUCSON, AZ 85746-9372

KERTZ FELIX LIVING TR
7125 W PARADISE DR
PEORIA, AZ 85345-8942

KING GREGORY L & KATHRYN M &
HANKINS SHARON L JT/RS
8221 NW 39TH ST
BETHANY, OK 73008-

KLEFFNER JAMES & TAMRA CP/RS
3347 W GROVESNOR PL
TUCSON, AZ 85746-5085

KMS CV 1 LLC
5225 E PIMA ST
TUCSON, AZ 85712-3629

KRESS JERRY ANDREW & LUANN Y CP/RS
3486 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7507

LA GUERA REVOC LIVING TR ATTN: ROSA
ROJAS TR
3590 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7505

LAMBERSON RAYMOND H & SUSAN I CP/RS
3349 W EXCALIBUR RD
TUCSON, AZ 85746-5079

LARIOS ELIU ALBERTO RODRIGUEZ
6787 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6147

LEJA WILLIAM T
1634 W CHASE AVE
CHICAGO, IL 60626-2508

LEON ROSEMARY L & ORTEGA ARTHUR S JR
6712 S VIA PERICO
TUCSON, AZ 85746-6136

LILEK CINDY
3802 W MEDINA RD
TUCSON, AZ 85746-0000

LOMELI MARIEL
3547 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7506



LOPEZ RICARDO HERIBERTO REVOC TR 6675 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6124	LOPEZ SONIA E MC FARLANE & JAIME G CP/RS 6741 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6126	LOYA EDWARD 3516 W LOST VILLAGE LN TUCSON, AZ 85746-7508
LOZANO ROBLES WENDY ANN & ROBLES RONALD H 3321 W CALLE FAISAN TUCSON, AZ 85746-6120	LUCERO ALBERT 7712 S DANFORTH AVE TUCSON, AZ 85747-9297	LUNDEVALL WILLIAM CHRISTIAN & PEREZ ANGELICA CP/RS 3598 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7505
MACAZANI JOSE A 3600 W LOST VILLAGE LN TUCSON, AZ 85746-7512	MACE IRMA B 6645 S GILA AVE TUCSON, AZ 85746-9333	MACE MILISSA Y 6635 S GILA AVE TUCSON, AZ 85746-9333
MALDONADO ANDREA 6834 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6150	MALDONADO ELOISA V 4167 N WESTERN WINDS DR TUCSON, AZ 85705-2743	MARDON WILLIAM D 3399 W GROVESNOR PL TUCSON, AZ 85746-5085
MARQUEZ ALFRED C & MARIA ESTELLA JT/RS 6750 S CAMINO DE LA TIERRA TUCSON, AZ 85746-0000	MARQUEZ DANIEL MIKE 2641 W AURORA DR TUCSON, AZ 85746-6305	MARTINEZ ALYSSA NICHOLE 6701 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6126
MARTINEZ DAMIAN PAUL & MELISSA ALVAREZ CP/RS 5049 S MESQUITE HILLS PL TUCSON, AZ 85746-8614	MARTINEZ GEORGE L & ANNA M JT/RS 6937 S PLACITA DEL PERONE TUCSON, AZ 85746-7928	MARTINEZ JOSE SOTO 3548 W LOST VILLAGE LN TUCSON, AZ 85746-7508
MAYNES STEPHANIE MARIE 6721 S CALLE GAVILAN TUCSON, AZ 85746-6122	MAZON CARLOS PEREZ JR & NORMA S CP/RS 3381 W COMMONS CIR TUCSON, AZ 85746-5083	MENDOZA JOSE LUIS & CLAUDIA C CP/RS 3614 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7500
MENDOZA JOSE LUIS & SYLVIA CRISTINA 6631 S BEEHIVE AVE TUCSON, AZ 85746-9610	MESA DANIEL G 6740 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000	MEZA JORGE A & ROSALVA A & VALENZUELA JESUS R ALL JT/RS 6732 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000
MILLER HOWARD W & MILLER MELANIE K CP/RS 3378 W GROVESNOR PL TUCSON, AZ 85746-5084	MILLER JOHN B & MILLER CORINA JT/RS 11 E DAKOTA ST TUCSON, AZ 85706-1323	MIRACLE RONALD KEITH & MIRACLE FREDERIC JAMES & MIRACLE SUZANNE M ALL JT/RS 6655 S GILA AVE TUCSON, AZ 85746-9333
MISHLER BRUCE F III & CRATSLEY NIKKI LEEANN & CRATSLEY ALEXIA BROOKE ALL JT/RS 50% ET AL 6610 S BEEHIVE AVE UNIT 1 TUCSON, AZ 85746-7637	MITCHELL E ALICIA 3301 W CALLE FAISAN TUCSON, AZ 85746-6120	MITTS GARY D & LEANNE 3862 W VALENCIA RD TUCSON, AZ 85746-9192

MITTS GARY D & LEANNE JT/RS
3862 W VALENCIA RD
TUCSON, AZ 85746-9192

MIX JEFFREY PAUL & MIX KEELY-EMERINE
CP/RS
676 W PULLMAN RD # 302
MOSCOW, ID 83843-2061

MOLINA NANCY
3950 W VALENCIA RD
TUCSON, AZ 85746-9194

MOLINA NANCY
3220 W VALENCIA RD
TUCSON, AZ 85746-8041

MOLINA NANCY C
3950 W VALENCIA RD
TUCSON, AZ 85746-9194

MONTOYA ALBERT & DEBORAH A CP/RS
3680 W AVENIDA MONTANA ALTA
TUCSON, AZ 85746-7513

MOONEY JAMES & KELLY CP/RS
3915 N MOUNT PLEASANT DR
TUCSON, AZ 85749-9481

MOORE YVONNE
6708 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6148

MORALES AARON
3579 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7506

MORAN BENJAMIN & MEGAN CP/RS
92 NOTTINGHAM LN
COLUMBUS, MS 39705-3085

MORROW JESSE D
3365 W EXCALIBUR RD
TUCSON, AZ 85746-5079

MOUNTAINSIDE VILLAGE HOMEOWNERS
ASSOC
3341 W GENTRY LN
TUCSON, AZ 85746-5076

MUNOZ ANGELITA ALMAZAN REVOCABLE
TR
6632 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6146

MURRAY VIRGINIA
3161 W PINCUSHION LN
TUCSON, AZ 85746-6150

MURRIETA INVESTMENT LLC
4952 S BUTTS RD
TUCSON, AZ 85757-9300

MURRIETTA ANNETTE & GUILLERMO E
CP/RS
6612 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6146

MUSE JEFFREY
6870 S SORREL LN
TUCSON, AZ 85746-9372

NEHEN JOYCE P
3388 W EXCALIBUR RD
TUCSON, AZ 85746-5078

NEUMAN LIVING TR 50% & VAN OSTEN
LIVING TR 50% ATTN: RANDALL C NEUMAN
TR & BARBARA A VAN OSTEN TR
3380 W EXCALIBUR RD
TUCSON, AZ 85746-5078

OLESON MALVYN E & OLESON ANNA C
JT/RS
6746 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6127

OLIVO HECTOR V & CLAUDIA R JT/RS
10741 S HELENS DOME CT
VAIL, AZ 85641-2552

ORANTEZ ANGELICA C
3722 W AVENIDA MONTANA ALTA
TUCSON, AZ 85746-7510

ORR DELTON E & ORR JACQUELINE LIVING
TR
1611 W GREENLEE ST
TUCSON, AZ 85705-3007

ORTEGA MICHEAL M & KIMBERLY R CP/RS
1150 E FRAZIER RD UNIT 1
TUCSON, AZ 85756-8017

ORTIZ NELSON ENRIQUE
6751 S CAMINO DE LA TIERRA
TUCSON, AZ 85746-6126

PAPADAKIS STEPHAN
1408 S CATALINA AVE
REDONDO BEACH, CA 90277-5026

PARANZINO CHRISTOPHER JOHN & MARY
ANN CP/RS
6761 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6147

PARRA ELENA
3901 W VALENCIA RD
TUCSON, AZ 85746-0000

PERALTA NUBIA D
6806 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6150

PHILPOTT DE VORA ANN ATTN: DEVORA
ANN JANKE
8200 ALVERSTONE AVE
LOS ANGELES, CA 90045-2855

POWELL MARTHA J FAMILY LIVING TR 6662 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6146	PRESIDIO RIDGE HOA 1870 W PRINCE RD STE 47 TUCSON, AZ 85705-2969	PRESIDIO VILLAS HOMEOWNERS ASSN 6948 S PLACITA DEL PERONE TUCSON, AZ 85746-0000
PRIEST LAWRENCE J & GERALDINE LIVING TR 6301 S GILA AVE TUCSON, AZ 85746-7644	PUENTE GARY STEVEN & KATHRYN 2007 TR 60 WEDGEWOOD DR EAGLE POINT, OR 97524-7791	PYRAMID VENTURES LLC 6471 N SILVERSMITH PL TUCSON, AZ 85750-1086
QUIJADA JOSE & ESPERANZA CP/RS 2910 W VIA SANTA DOROTEA TUCSON, AZ 85746-9289	QUINTANAR TERESA D & JESUS G JT/RS 6330 S WATERTON DR TUCSON, AZ 85746-5075	QUINTERO JUAN & YUBETA ANNETTE JT/RS 6459 S GILA AVE TUCSON, AZ 85746-9643
QUINTERO RONALD & DESIREE CP/RS 3556 W LOST VILLAGE LN TUCSON, AZ 85746-7508	QUINTERO SHAUN 6810 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6150	RAMIREZ ANTHONY G 6652 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6125
RAMSEY ROBERT 6775 S VIA PERICO TUCSON, AZ 85746-0000	RAMSEYER ALLEN & MARIA CP/RS 6612 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6125	RICH REGINA M & CONRAD M CP/RS PO BOX 882 CONCHO, AZ 85924-0882
RICHARDSON STEVEN P & BARRETT DIANE M CP/RS 3596 W LOST VILLAGE LN TUCSON, AZ 85746-7508	RICKETTS JOHN C II & SHERLYN L JT/RS 6662 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6125	ROBLES RUDY R & CHRISTINE G JT/RS 6761 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6126
RODRIGUEZ HECTOR PALMA & MARIA M JT/RS 6620 S BEEHIVE AVE TUCSON, AZ 85746-9610	RODRIGUEZ MARTHA 3332 W CALLE FAISAN TUCSON, AZ 85746-0000	RODRIGUEZ NELSON A JR & VANESSA M CP/RS 3524 W LOST VILLAGE LN TUCSON, AZ 85746-7508
ROMO GILBERTO 3191 W AVENIDA BELLA TUCSON, AZ 85746-8302	ROSALES PAUL P & PRISCILLA C JT/RS 6730 S CALLE GAVILAN TUCSON, AZ 85746-6123	ROSAS JOANN 3587 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7506
ROSTHENHAUSLER PAUL A & CHRISTINA M 6771 S CAMINO DE LA TIERRA TUCSON, AZ 85746-6126	RUANE PATRICIA 3397 W EXCALIBUR RD TUCSON, AZ 85746-5079	SANDOVAL KYMBERLEY 6642 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6146
SBLENDORIO JOSEPH & CONNIE JT/RS 6808 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-0000	SCURLOCK PAMELA A LIVING TR 6336 S WATERTON DR TUCSON, AZ 85746-5075	SHARPE BRIAN CHARLES 3357 W GROVESNOR PL TUCSON, AZ 85746-5085

SHASHASHE INVESTMENTS LLC 6139 N PINCHOT RD TUCSON, AZ 85750-1297	SILVA MICHAEL R & DEBRA GALLEGOS JT/RS 6800 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6150	SILVA PETE G & SOFIA C 3142 W PINCUSHION LN TUCSON, AZ 85746-6106
SLENK JOSEPH S & HELEN C JT/RS 3396 W GROVESNOR PL TUCSON, AZ 85746-5084	SMITH MARY S PO BOX 215 TOMAHAWK, WI 54487-0215	SOL KIRK EDWARD & KYOKO T CP/RS 3348 W GROVESNOR PL TUCSON, AZ 85746-5084
SOTO JORGE VAZQUEZ 6741 S CALLE GAVILAN TUCSON, AZ 85746-6122	SOTO JOSE A RIVERA & OCHOA RIERA CELIA M CP/RS 3574 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7505	SOUTHERN ARIZONA LAND TR INC 3044 N ALVERNON WAY TUCSON, AZ 85712-1431
STEINLE BRUCE TR OF STEINLE REVOCABLE DECLARATION OF TRUST ATTN: 3D BROKERAGE 2101 N COUNTRY CLUB RD STE 103 TUCSON, AZ 85716-2845	STEWART EDWARD D & STEWART CINDY LEE JT/RS 3075 W CALLE LEVANTE TUCSON, AZ 85746-8383	STEWART TITLE & TRUST TR 3724 ATTN: PBH II LLC 6061 E GRANT RD TUCSON, AZ 85712-2306
STIREWALT ROSE CARROLL 3373 W EXCALIBUR RD TUCSON, AZ 85746-5079	STRUTHERS TATIANA G 9247 E MULESHOE ST TUCSON, AZ 85747-5360	SUDBECK BARBARA L 6835 S PASEO DE LAS AGUILAS TUCSON, AZ 85746-6149
SWENSON DAVID L 6357 S WAYSIDE DR TUCSON, AZ 85746-5054	TEQUIDA KRISTINA L 3507 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7506	TIERRA APARTMENTS LP D/B/A TIERRA APARTMENT HOMES LP 4080 GLENCOE AVE UNIT 325 MARINA DEL REY, CA 90292-7507
TORRES JUAN M PO BOX 837 CORTARO, AZ 85652-0837	TRENDWEST PROPERTIES LLC 5745 E FINISTERRA TUCSON, AZ 85750-1006	TROMBLE DON L & VICTORIA M JT/RS 3850 W ARAGON ST UNIT 1 TUCSON, AZ 85746-7657
TULLIS ROBERT G 6745 S VIA PERICO TUCSON, AZ 85746-0000	URTUSUASTEGUI JESSIE A & TANYA V CP/RS 3499 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7504	VALENCIA ALEXANDER 3208 W VIA PERICO TUCSON, AZ 85746-6138
VALENCIA HILLS APARTMENTS LLC ATTN: DEB POLAND SCHOMAC PROPERTY MANAGEMENT 17 W WETMORE RD STE 301 TUCSON, AZ 85705-1671	VALENZUELA JESUS R 3394 W CAMINO DE AMIGOS TUCSON, AZ 85746-7924	VALENZUELA TANYA 3830 W ARAGON ST TUCSON, AZ 85746-9657
VALLE FLERDA & OSCAR C JR CP/RS 3601 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7503	VANOURNEY FAMILY LIVING TR ATTN: DONALD L & LORETTA J VANOURNEY TR 3323 W GROVESNOR PL TUCSON, AZ 85746-5085	VASQUEZ RAMON A & LINDA M CP/RS 3534 W CENTER MOUNTAIN WAY TUCSON, AZ 85746-7505

VASQUEZ ROBERTO EGURROLA
3350 W CALLE CISNE
TUCSON, AZ 85746-6144

VAUGHN SAMANTHA J & SANCHEZ
REYNALDO O JT/RS
6845 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6149

VEGA MANUEL H
6907 S COPPER RUN AVE
TUCSON, AZ 85756-3056

VEGA RAMON G
6825 S PASEO DE LAS AGUILAS
TUCSON, AZ 85746-6149

VEGLIA CYNTHIA & LA GORCE VICTOR
XAVIER
3381 W GROVESNOR PL
TUCSON, AZ 85746-5085

VELASCO RALPH M JR & MIRIAM
PO BOX 23660
TUCSON, AZ 85734-3660

WALKER JIM & ROSA CP/RS
3542 W CENTER MOUNTAIN WAY
TUCSON, AZ 85746-7505

WEISBROD MICHAEL A
4853 S SOLEDAD AVE
TUCSON, AZ 85746-1233

WHITE JACK & ANN CP/RS
6348 S WATERTON DR
TUCSON, AZ 85746-5075

WILLARD MARYANN
3341 W EXCALIBUR RD
TUCSON, AZ 85746-5079

WILLHITE BENJAMIN R & LUDUVINA JT/RS
3248 W VIA PERICO
TUCSON, AZ 85746-0000

WILSON KATHERINE TERESA
3368 W GROVESNOR PL
TUCSON, AZ 85746-0000

WILSON MARK E
3373 W GROVESNOR PL
TUCSON, AZ 85746-5085

WISDOM RONALD & IDA CP/RS
3339 W GROVESNOR PL
TUCSON, AZ 85746-5085

WONG LIVING TR ATTN: YU JEN & IRENE
WONG
2251 W KENDRA PL
TUCSON, AZ 85741-3108

YTURRALDE ROSARIO R
6752 S VIA PERICO
TUCSON, AZ 85746-0000

ZAHRADKA LOTAR & PATRICIA JOINT
REVOC TR
3281 W PASEO DE LAS AVES
TUCSON, AZ 85746-6128

The Planning Center c/o Brian Underwood
2 E CONGRESS ST, SUITE 600
Tucson, AZ 85701

Attachment 5: Neighbor Correspondence

From: [Brian Underwood](#)
To: [Don Curtis](#)
Subject: Belnor Vista 3.16.21 Zoom Mtg Recording
Date: Thursday, March 18, 2021 4:03:00 PM
Attachments: [image001.ipa](#)
[image002.ipa](#)
[image003.ipa](#)
[image004.ipa](#)

Hi Don,

Below is a Dropbox link to a recording of the meeting. Please let me know if you have any trouble with it. As I mentioned a moment ago on the phone, feel free to reach out with any other questions you might have.

Regards,
Brian

https://www.dropbox.com/s/2i842ydpvmjtp7t/zoom_1_Belnor%20Vista%20Neighborhood%20Mtg.mp4?dl=0

Email Sig_BrianU_DoP



From: [Brian Underwood](#)
To: [Gabriel Davila](#)
Subject: RE: Belnor Vista 3.16.21 Zoom Mtg Recording
Date: Thursday, March 18, 2021 4:35:00 PM
Attachments: [image001.ipa](#)
[image002.ipa](#)
[image003.ipa](#)
[image004.ipa](#)

You're welcome, Gabriel. Feel free to call me on my cell: 928-202-8861. I have a meeting this evening at 5:15 for another project, so I might be unavailable, but I'll have some time tomorrow if you'd like to chat.

Enjoy your evening,
Brian

Email Sig_BrianU_DoP



From: Gabriel Davila <gpduofa@gmail.com>
Sent: Thursday, March 18, 2021 4:16 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Re: Belnor Vista 3.16.21 Zoom Mtg Recording

Thank you! This is so nice of you. I will follow up just as soon as I watch the meeting.

Respectfully,

Gabriel Davila
3231 W Century Dr
Tucson, AZ 85746

On Thu, Mar 18, 2021, 16:09 Brian Underwood <bunderwood@azplanningcenter.com> wrote:

Hi Gabriel,

I'm sorry you were unable to join Tuesday night's meeting. Below is a Dropbox link to a recording of it. Please let me know if you have any questions after you've had a chance to watch the meeting recording.

Regards,
Brian

https://www.dropbox.com/s/2i842ydpvmjtp7t/zoom_1_Belnor%20Vista%20Neighborhood%20M

From: [Greg King](#)
To: [Brian Underwood](#)
Subject: Re: Recording-Belnor Vista II Meeting
Date: Friday, March 19, 2021 5:04:54 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

Thank you Brian!

On Wed, Mar 17, 2021 at 11:07 PM Brian Underwood
<bunderwood@azplanningcenter.com> wrote:

Hi Greg,

Thank you for attending our meeting. I apologize for the late email, but I wanted to get back to you before the day was over. Below is a Dropbox link to a recording of the meeting. Please let me know if you have any trouble with it. Also, feel free to reach out to me again if you or your partner have any other questions.

Regards,

Brian

https://www.dropbox.com/s/2i842ydpvmjtp7t/zoom_1_Belnor%20Vista%20Neighborhood%20Mtg.mp4?dl=0

Email Sig_BrianU_DoP



From: Greg King <gregking8081@gmail.com>
Sent: Wednesday, March 17, 2021 5:08 PM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: Recording-Belnor Vista II Meeting

Good afternoon,

I was attending the Zoom meeting yesterday on the Belnor Vista II project on Valencia and wanted to see if I could get a copy of the recording. My partner was not able to attend and wanted to share with her what was discussed.

Thank you,

Greg King

From: [Brian Underwood](#)
To: [Jeffrey Muse](#); gregg@saltproperty.com; [Bird Crash Preventer Jeffrey Muse](#)
Subject: RE: Belnor Vista proposed development
Date: Tuesday, March 16, 2021 4:23:00 PM
Attachments: [image001.ipa](#)
[image002.ipa](#)
[image003.ipa](#)
[image004.ipa](#)
[Pima County Outdoor Lighting Code.pdf](#)

Hi Jeffrey,

Thank you for reaching out to us. Pima County also has a Dark Skies Ordinance and Outdoor Lighting Code. I have attached a copy of the latter for your files. Safeguarding our beautiful night sky is a priority for Pima County and the developer. To that end, all lighting must be fully compliant with the E1c standards described in the attached Outdoor Lighting Code. Outdoor lighting must be full cutoff, downward directed, and/or shielded. There will also be limits on total outdoor light output measured in lumens.

Pima County has reflectivity requirements for building finishes as well to help prevent glare. The requirements apply not only to finishes such as windows but to colors as well.

We'll see you soon for this evening's meeting.

Regards,
Brian

Email Sig_BrianU_DoP



From: Jeffrey Muse <jeffreymuse@yahoo.com>
Sent: Tuesday, March 16, 2021 11:40 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>; gregg@saltproperty.com; Bird Crash Preventer Jeffrey Muse <birdcrashpreventer@gmail.com>
Subject: Belnor Vista proposed development

Attention:
Brian Underwood and Gregg Sasse,

I will attempt to join the Zoom meeting tonight to listen to the discussion about the project Belnor Vista. (It would be my 1st Zoom meeting!)

I am a property owner nearby on S. Sorrel at Aragon Wy. and will be affected by this proposed

development. My vantage point is above the hills mentioned in your letter. So I have a bird's eye view.

Parcel ID 138-33-087A.

I moved here 3 years ago for the remote isolation from the hustle and bustle of the city. And to escape the bright lights.

Lighting up your proposed development has me concerned. So often designers forget about how lights degrade the quality of the night sky. Please please PLEASE design your development within the parameters of the International Dark Sky Association recommendations. Put sconces/covers upon area lighting. Put sconces on all porch lights.

The neighborhood is already getting lit up with too many lights at night. Cover/shield the lights and direct the light down, not out in a splash that over reaches and trespasses to those who do not want light.

I also moved here to view the birds and other indigenous wildlife. This is a fantastically rich zone for birds. Cactus wren, purple martin, gilded flicker, kestrel, curved billed thrasher, black throated sparrow....these creatures and many others will also be affected. Please do not use too much glass/windows that will create reflections that will cause bird strikes. Please please PLEASE be aware that birds collide with reflective glass, and window strike prevention is necessary. There's several good ways to prevent birds from hitting reflective glass.

Birdsmartglass.org

Santarosanational.com

These 2 points are critical to me. Not just here, but everywhere throughout Tucson, as well as the world. Humans need to recognize that we're connected to the natural world and what we do affects the creatures that have been residents long before we moved in.

So please consider using International Dark Sky Association lighting recommendations.

Please consider some type of bird crash prevention/deterrent.

Thank you for your time and considerations.

Sincerely,

Jeffrey Muse

[Sent from Yahoo Mail on Android](#)

From: [Brian Underwood](#)
To: [Jeffrey Muse](#)
Subject: RE: S. Sorrel
Date: Thursday, April 01, 2021 4:16:00 PM
Attachments: [image001.ipa](#)
[image002.ipa](#)
[image003.ipa](#)
[image004.ipa](#)
[Belnor Vista Presentation.pdf](#)
[Belnor Vista SP CLUP 24x36.pdf](#)

Hi Jeffrey,

These are great questions. Sorrel Lane to the west of Belnor Vista will retain its street name unless it's changed through the Pima County Addressing Office. It looks like Sorrel, as with Aragon and other streets to the west of Belnor Vista, were established as easements across private land. In other words, they are not public streets like the extension of Sorrel through Belnor Vista.

The roadway up to the communication towers shows up as Sorrel in Google Maps, but again, it is a private road as there is no public right-of-way.

Emergency vehicles respond based on address and coordinates, so they will know the difference. Map apps will also recognize the difference between existing Sorrel addresses and any new addresses off the public portion of Sorrel through Belnor Vista since the addresses will be different.

Attached is a copy of the slides I presented at the meeting and a more detailed plan as you requested. Please let me know if you have any other questions.

Regards,
Brian



From: Jeffrey Muse <jeffreymuse@yahoo.com>
Sent: Thursday, April 01, 2021 11:16 AM
To: Brian Underwood <bunderwood@azplanningcenter.com>
Subject: S. Sorrel

B,
Your Belnor Vista plan includes an extension of Sorrel Ln.
Will the S. Sorrel Ln stretch above Aragon retain it's street name?
This was brought up in the zoom meeting. I'm looking for clarity.
What's the name of the roadway up to the Beehive Communication towers? Is that still S. Sorrel?

How will emergency vehicles know the difference? And map apps?
Curious.

Can you share your mapped proposal with more detailed plans? I'd like to review them.

Thank you.

Sincerely
Jeffrey Muse

[Sent from Yahoo Mail on Android](#)