

**From:** [Robin Brigode](#)  
**To:** [COB mail](#)  
**Subject:** FW: P16SA00011 Moussa-N Enclave Place Hillside Development Zone Special Use Permit & P1200-125  
**Date:** November 18, 2016 1:21:28 PM

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Robin Brigode  
Pima County Clerk of the Board  
130 W. Congress St., 5<sup>th</sup> Fl.  
DT-AB5-130  
Tucson, AZ 85701

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**From:** Stephanie [mailto:steph1@larrysengine.com]  
**Sent:** Friday, November 18, 2016 12:29 PM  
**To:** Robin Brigode <Robin.Brigode@pima.gov>  
**Subject:** P16SA00011 Moussa-N Enclave Place Hillside Development Zone Special Use Permit & P1200-125

Attn: Robin Brigode  
Re: P16a00011 Moussa-N Enclave Place Hillside Development Zone Special Use Permit & P1200-125  
The Enclave at Gates Pass (Lot 9) Plat Note Waiver.  
From: Larry & Stephanie Peto  
President, El Moraga/Bar Ranch Improvement District  
1921 N. El Moraga  
Tucson, AZ 85745  
[REDACTED]

- 1) We built our house on the north side of the ridge in 1997.
  - 2) El Moraga and Bar Ranch area residents formed an association to install culverts, paving, rip rapping, concrete and other rock work to repair the damage from flooding and erosion. This has been a continuous project and resulted in the restoration of most flora and fauna and good runoff control. Any construction at the top of the ridge would result in a change in water runoff.
  - 3) The ridge is a major habitat and corridor for deer and other natural wildlife.
  - 4) This property was purchased after the hillside protection act had gone into effect and with the knowledge of the restriction.
  - 5) Construction at this particular site would damage a particular natural rock formation.
  - 6) A home at this site would affect the privacy of all the homes on the north side of the ridge- looking directly down onto the properties.
  - 7) The loss of privacy, natural habitat, natural wildlife would result in lower property values.
- We will attend the meeting on 11/22/16 as will most area affected area residents.

*Larry Peto*

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November 15, 2016

To: Pima County Clerk of the Board of Supervisors

Re: Case # P16SA00011/1200-125 lot 9

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As property owners at 1981 N. El Moraga Dr. A  
we are submitting this note as a  
formal protest of the waiver for LOT 9  
in the N. Enclave Place Hillside Development  
The Enclave at Gates Pass Plat Note Waiver,  
Tax Code: 116-07-1780.

This lot falls within a protected ridge  
area that we understood would remain  
protected. This was a convincing factor  
when purchasing our property. Development  
of this lot (or adjoining lots for that matter) would  
adversely affect our quality of lives, privacy  
and property values, and therefore, we  
urge denial of any special use permits  
in the prohibited zone.

We intend to be at the Board of Supervisors  
meeting on November 22<sup>nd</sup> for this issue.

Joy Facio + G. J. Facio

JOY FACIO + GILBERT J. FACIO  
1981 N. EL MORAGA DR.  
TUCSON, AZ 85745