

5337 E. Camino Rio de Luz
Tucson, AZ 85718
August 13, 2013

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, Second Floor
Tucson, AZ 85701

Re: Aug 19 Hearing re Lot Split of
Rio Estates Lot 22

Gentlepersons,

As owners of adjacent Lot 133 which would be profoundly impacted, the undersigned strongly object to the requested lot split.

When we took ownership of the home on Lot 133 in River Estates, we were informed that Pepper Viner, the developer of River Estates, had advised prospective buyers that no building could occur on the land immediately to the North. It was a commitment the plausibility of which was reinforced by the nature of the land in question: it incorporates a wash. If that problem, both for structures and for the environment, were to be ignored, the impact of the wash could be minimized only by building as close as possible to our property line, impacting in a major way our view of the Catalina Mountains. The damage would be multiplied with the construction of more than one house.

Respectfully yours,

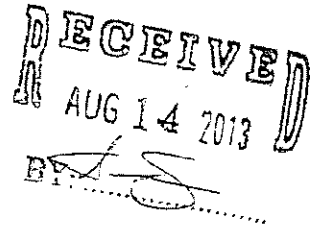
Charles Scarlott Dawne Scarlott

RECEIVED
AUG 16 2013

BY:

Ralph & Tina Eubanks
3735 N Camino Blanco Place
Tucson, AZ 85718



August 14, 2013

Board of Supervisors, Pima County
130 West Congress
Tucson, AZ 85712

We live on lot 12 of the base map 25 which we received as notification of the proposed lot split requested on file CO12-73-128. We would like to be recorded as **strongly opposed** to the proposal.

We would assume that by splitting the lot, the desire would be to eventually develop the site. This would absolutely not be keeping with the character of the existing development. I would also have serious concerns about environmental impact and flood control. There is approximately a 35 foot drop from the proposed access area on Placita Casa Rio and the lower area of the lot where we assume future development would occur. At the very least, an environmental impact study and site plan should be submitted for consideration before approving a lot split. I cannot envision how development of this lot could be anything but detrimental to our existing neighborhood and the environment.

Thank you for considering our input in this matter.

Ralph Eubanks

Teresa Cotter
5385 Placita Casa Rio
Tucson, Arizona 85718

May 31, 2013

By Hand Delivery

Honorable Ramón Valadez, Chairman
Honorable Ally Miller
Honorable Sharon Bronson
Honorable Ray Carroll
Honorable Richard Elias
Pima County Board of Supervisors
130 West Congress Street, 11th Floor
Tucson, Arizona 85701

Re: Subject: Cof12-73-128 Casa Rio Estates (Portion of Lot 22)
Board of Supervisors Hearing: June 4, 2013

Dear Supervisors:

I urge you to deny the requested lot split.

The lot split is prohibited by the CCRs.

The amendment to the CCRs is invalid.

The applicant and the staff report wrongly rely on the invalid CCR amendment. (See, *Staff report dated May 22, 2013, pg. 4 and Application dated April 18, 2013, pg. 1, attached thereto.*)

The CCR amendment is invalid for several reasons, including but not limited to:

1. It is not signed by the owners of all affected lots;
2. It is not signed by all owners of each individual affected lot; and
3. There is no authority in the CCRs, in Arizona's statutes, or in the common law that permits amending the CCRs with the consent of 75% of the

affected lot owners.

I live in Casa Rio Estates. My neighbors, my family, and I would be negatively affected by the requested lot split.

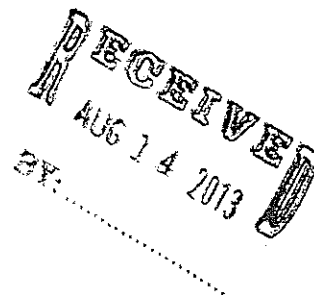
Thank you.

Sincerely,


Teresa Cotter

cc: Josh Meyer and Star Consulting
Arlan Colton and Dave Petersen

Fred R. Pace
5320 East Placita Casa Rio
Tucson, AZ. 85718



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

Re: Co12-73-128

Dear Sirs and Madam;

We are long time owners of Lot 21 of Casa Rio Estates and wish to take this opportunity to state that we **do not** support the proposed lot split requested by Mr. Meyer.

This lot was split off of Lot 43D a few years ago and now he is asking to make a second split.

Lots of this size and shape are not consistent with the neighborhood and ingress, egress are at best questionable.

Thank you for your attention to our request.

Yours very truly,

A handwritten signature in cursive script, appearing to read "Fred R. Pace".

Fred R. Pace
Architect

A small, circular mark or stamp located in the bottom right corner of the page. It appears to be a stylized signature or a logo.