## Aliza Barraza

## AGENDA MATERIAL DATE 6/20/23 ITEM NO.RA92

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**Sent:** Monday, June 19, 2023 11:32 AM

To: COB\_mail

Subject: Pima Wash/Quail Canyon Apartment Development - 11 July 23



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Our HOA property is located at 6100 N Oracle Road. We are 24 units/townhomes. I support the Pima Wash committee opposition to this development for all of their stated reasons. I am writing because we have an additional problem to be considered in your evaluation.

## Illegal Entry to Casa Blanca Villas HOA via private roads at southeast corner.

- a. The Rudasill exit/entry road from the proposed apartments is almost directly across from the informal back access to Casa Blanca Villas an unnamed County alleyway behind and east of the Casa Blanca Plaza back parking lot. This 'road' is now used as an illegal cut-off between Rudasill and Oracle Road going in a NW direction to avoid the Oracle/Rudasill traffic light. See the photo of the entryway from Rudasill (looking NW). The blue photo shows an overhead map. The horizontal double line is Oracle and the blue dot is located at the SE corner of our property where the cut-throughs occur. The longer perpendicular line is Rudasill.
- b. Putting 210 units near our rear entry with only an 8 car length roadway leading to the Oracle Road traffic light to the West as alternative will encourage people to cut through our small POSTED property to proceed NW without traffic signals. We anticipate increased trespassing and have no way to block it as motorists do not heed signage. We cannot afford to put in a secure back gate.
- c. Our Casa Blanca Villas HOA has maintained and paved our complex' roads for over 50 years. Illegal cutthrough vehicles speed and cause damage to our roads.
- d. The attorneys for the proposed development insist that the road within our HOA complex is public access but only a small portion of it is county owned....and there is NO PUBLIC access through our complex or on our interior streets which the 'cut-through' traffic use regularly. By survey the County owns only a small portion near the back entry which narrows to less than a half lane and does not continue to the interior of our complex. See the blue map for the cut through. Our roads are properly marked PRIVATE PROPERTY. Yet the trespassing continues. It will only increase dramatically with this proposed development.
- e. Additionally, there are 2 new sewers precisely where the developer showed (at the Zoning presentation) the new exit/entry from their development would be. It is directly across from the unnamed alleyway/cut-through. See photo 3 which faces south toward Quail Canyon from the county road.
- f. We already experience illegal use of our community dumpster by those cutting through the property. This will only increase with discovery of the cut-through by apartment residents.

Overall, this development will cause our small community of townhomes irreparable damage and safety issues that we cannot protect against. Please do not approve this project. If this is approved, we will need a gate we cannot afford.

Deirdre (Dee) Mahony Acting President, CBV HOA Inc. 6100 N Oracle Rd #24 Tucson, AZ 85704



