

7184 West Cherry Tree Place
Tucson,
AZ 85757

27 January 2017

Supervisor Sharon Bronson, Chair, District 3
Pima County Board of Supervisors

Re : P16CA00004 Valencia/Wade Rezoning hearing on Feb 7th, 2017

Dear Madam,

I received notice of this hearing, as we live close to the affected property. I am unlikely to be able to arrange my affairs to attend, as it is being held during my normal business hours, so I would like to express my thoughts on the project.

It has now been around 11 years since the ill-fated Walmart Ajo/Kinney development was given a 2% gross sales tax and 4 mile agreement to any other similar development having the same. That development has not gone ahead, nor to my knowledge has any significant commercial development in our area.

This area is not well served in shopping amenities, so it is encouraging to see the planning of a small shopping center.

I would like to see the developers go forward with their plan for a small shopping center with a supermarket as the anchor tenant. If the board could also see its way clear to removing the tax condition, I feel that would encourage the developer to go ahead as planned, rather than seek to install what may be a less desirable neighbor.

Yours Sincerely



Andrew John Galbraith

p.s. Conditions on night illumination would be helpful for Kit Peak National Optical Astronomy Observatory.

OFFICE OF THE COUNTY CLERK
PIMA COUNTY, ARIZONA
JAN 31 2017

From: Julie Castaneda
Sent: Monday, February 6, 2017 8:05 AM
To: COB_mail
Subject: FW: Proposed Retail Center at Valencia and Wade

From: Devon Vaughn
Date: February 5, 2017 at 10:50:20 AM MST
To: <Sharon.Bronson@pima.gov>
Subject: **Proposed Retail Center at Valencia and Wade**

Dear Supervisor Bronson,

Finally, after many years, it appears we may be moving forward on the above referenced retail center at Valencia and Wade. Population has continued to rise as additional homes have been built all the way out to Valencia and Ajo near Ryan Field.

As a long time homeowner at Star Valley Estates (12 years) I urge you to take into consideration the needs of this population for retail amenities. We do not need or want any 24-hour services to disturb the already magnified sounds from the improvements on Valencia. So please do not consider these. We also do not wish to have fast food outlets which are plentiful in Midvale Park. And there is no need for additional gas stations or tire/auto parts stores.

We would very much be in favor of a **smaller specialized market such as Trader Joes or Sprouts** to serve the needs of our vastly under-served community. Sam Rose market has been a godsend on many occasions when I needed just one item for a meal or ran out of staples such as milk or eggs. Local markets at Midvale and at Cardinal have begun to carry larger selections of organic and health foods however there is still a far greater demand that is yet to be met. Driving to central Tucson for **specialty health and food items** while my husband was being treated for cancer was indeed a hardship! And the diabetic sufferers also would benefit from a more robust presence of healthful options.

We could definitely benefit from a family owned **independent restaurant or coffee shop** where we could enjoy a reasonably priced breakfast or lunch. Small restaurants in Tucson Estates do very well, and I am certain there is a market for these with all the new development in Star Valley. With all the corner food stands around eking out a living, I am certain **small ethnic food neighborhood restaurants** would do well.

Services such as dry cleaners, hair salon, even a florist or specialty store, small gym etc. would be a welcome addition and may even draw people from farther out on Ajo. Small retailers as opposed to the larger stores at The Spectrum are welcome. We are all pleased about the planned new development on Irvington as that has been a wonderful addition to our lives.

Your efforts on our behalf over the years have been appreciated. Now, please ensure that the types of services the community needs are taken into consideration as you debate the rezoning of the parcel at Valencia and Wade.

Thank you.

FFR0617M0920PC01K0FD

Devon Vaughn
7122 W. Adamsgate Place
Tucson, AZ 85757

February 7, 2017

County Administrator, Chuck Huckelberry
Supervisor Sharon Bronson, Chair, District 3
Supervisor Ally Miller, District 1
Supervisor Ramon Valadez, District 2
Supervisor Steve Christy, District 4
Supervisor Richard Elias, District 5

Ladies and Gentlemen:

I'm writing in regards to a piece of property at the southwest corner of Wade and Valencia Roads in the Star Valley Master Planned Community. It is my understanding that the Star Valley Developer, Joseph Cesare, and some Star Valley homeowners seek to have said property rezoned from Multi-Family Residential to Commercial. And, not only rezoned but that he be spared from paying the fees associated with such a rezoning.

A construction contractor, associated with the Star Valley landscaping company (selected by the Star Valley Master HOA's Management Company), first tilled this property several years ago. At that time, Mr. Cesare agreed to pay \$55,000 to have a "cut" put in the median strip on Valencia Road just west of Wade Road. This "cut" would facilitate those wishing to turn onto the property from Valencia Road. This work has been completed.

As regards rezoning fees, I would first inquire whether Mr. Cesare has paid the sum of \$55,000. If not, it seems only fair that he do so first, before approaching the Board with a rezoning request. Secondly, I would propose that Mr. Cesare pay the rezoning fees

up front, before the rezoning is approved.

I say this because of his track record -- a track record fraught with failure to pay his portion for traffic lights at the entrances to Star Valley, for example.

In the recent past, Mr. Cesare has used lawyers to sue Pima County and its officials over things such as this. I certainly hope we've seen the last of this approach for Star Valley.

Thank you, in advance, for considering my requests.

Linda Kopytek
7035 W Dupont Way
Tucson AZ 85757-8214

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