

November 6, 2019

Follow-up information from Pima County Board of Supervisors Meeting 11-5-2019

**Re: ROW Permit P19RW01774;** Steven and Jeanette Washburn's presentation for their new home via the non-maintained section of Pima County Roadway located on Camino de la Tierra between 5875 S and 5900 S Camino de la Tierra 85746

Dear Pima County Board of Supervisors and Chuck Huckleberry, County Administrator,

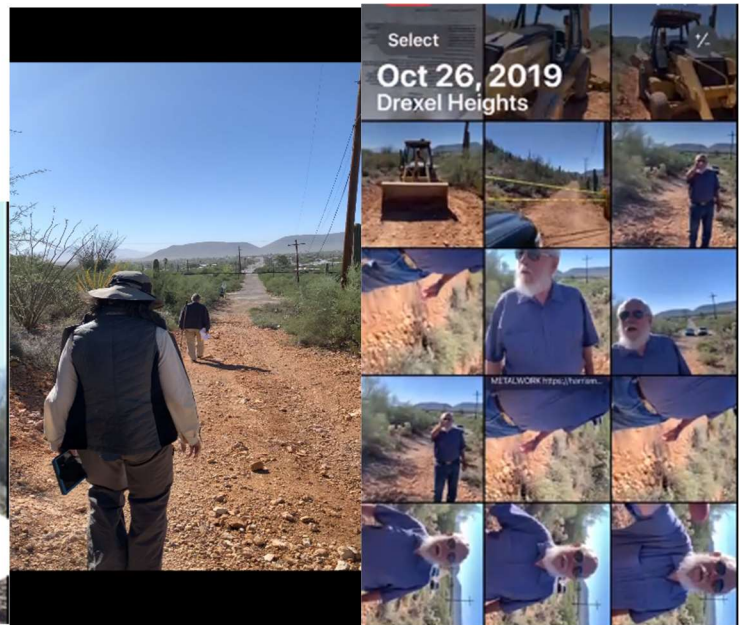
We purchased our CR1 zoned homesite at 5875 S. Camino de la Tierra 85746 on August 30, 2018, after completing our due diligence for water, sewer, electric, roadway access and HDZ, to be sure the building lot could accommodate our planned personal residence. After closing on the sale; We continued to work with Pima County Development Services and PCDOT to assure our design and access plans met requirements to obtain our building permit, satisfied Drexel Heights FD emergency access, and we coordinated with PCDOT to improve the 325-feet of access from the end of the pavement up-to our SW lot line.

Our experience with everyone at Development Services proved very helpful, and we have the highest complements to the entire Team. However, we found the ROW permit process to simply grade and place AB on the existing 325-foot of Pima County non-maintained roadway very confusing, time consuming, and expensive. The ROW process involved numerous contacts that were seldom productive, required additional plans and engineering to simply smooth and place AB, and the process created a hostile environment between neighbors. As a result, there are 4-cases on-record for trespass, stopping our workers, and potential assault while we attempted to complete our work. The most recent cases noted below were between October 24<sup>th</sup> – 31<sup>st</sup>, 2019, and we provided videos, photos, and audio recordings to the Sheriff Deputies that responded. The last case is pending a court date, which we plan to attend and testify.

We believe the process we were required to follow can be improved to keep neighbors on a more friendly basis. Improvements can occur by adopting one or all of the following improvements (or similar solutions):

- Use the Pima County Transportation Impact Fees charged (over \$6,500 for our permit) for building permits in these situations to simply grade & place AB to the extent required for emergency response vehicles and normal residential traffic
- When a non-maintained section of Pima County Roadway terminates at a property line, abandon the section of roadway and deed it over to the neighbors along that section of roadway (or) accept the section into the 'maintained' roadway system (see document for suggested split among neighbors adjacent to the roadway)

**PC Sheriff's Case 191025128**  
**Sandra Lanham and**  
**George Curtis,**  
**Pima County contract**





**PC Sheriff's Case 191026081 Joe Harris (retired PCC adjunct instructor)**

The process noted above has now involved over a year to obtain various approvals, includes nearly \$30,000 in costs, and has resulted in a much less than friendly environment for our neighborhood.

We respectfully request that Pima County Supervisors adopt the following two improvements to the process noted above;

1. As soon as a permit to build application is received in Development Services; Grade and place AB to any property along any non-maintained section of Pima County Roadway, using Pima County expertise, equipment, labor and materials, to bring access up-to Emergency Response access requirements
2. Including our specific case; Abandon non-maintained sections of Pima County Roadway that terminate at a property line that does not include any other property access points. (split among owners when it involves more than one access point)

Thank you for your consideration;

Respectfully

Steven and Jeanette Washburn  
5501 N Swan Rd. ste 200  
Tucson, AZ 85718



**Neighbors along the non-maintained section of the PC Roadway noted above:**

**George H and Evelyn M Curtis JT/RS (Pima County contract attorney)**

5849 – 5949 S Camino De La Tierra  
Tucson, AZ 85746-3731  
(Township 15.0; Section 8; Range 13.0E; parcel 137-20047C)

**Sandra Lynn Lanham (retired) and now cited for trespass with a court date pending**

5900 S Camino de la Tierra  
Tucson, AZ 85746-0000  
(Township 15.0; Section 8; Range 13.0E; parcel 137-21-0450)

**Raul Martinez (SOLD his property to Reggie Demic after this issue began)**

3319 W Milton Rd

Tucson, AZ 85746-0000

(Township 15.0; Section 8; Range 13.0E; parcel 13721002B)