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January 14, 2019

Pima County Development Services Department
Planning Division
201 N. Stone Avenue, 2nd floor
Tucson, AZ 85701

REF: P18CA00007 Pima County – West River Road Plan Amendment

To whom it may concern,

As a resident of the notification area, I must vehemently protest the proposed change in zoning for this parcel of land.

When the original proposal was made to extend River Road from La Cholla Blvd. to Orange Grove Road, Meadowbrook residents were promised that the land in question would be used as a natural barrier between our development and River Road. Why is the Planning Division and County going back on this promise? This land was to remain undeveloped as no barrier wall was built between this section of Meadowbrook and River Road. Part of the reason for this decision was to save Pima County the cost of building a wall.

Metro Water has water tanks in the impacted area. What is the county planning to do to prevent any contamination of water supplies? Is Pima County willing to accept financial responsibility for any and all health issues that may arise from water contamination?

There is a drainage ditch located directly across from 2690 W Sunset Road and behind 2669 W Lazybrook. During heavy rains, water backs up and floods the streets on Sunset and Lazybrook. Any construction or development that will impact water flowing into this ditch could flood our houses and cause additional damage to our roads. Our roads are already in poor condition and have not been repaved in over twenty (20) years.

Any business built on the property in question will immediately cause devaluation of adjacent properties. What is the county planning to do to reimburse residents for the devaluation of one hundred eighty (180) properties in the impacted area? Any construction would block

southwest views from houses on the south side of Meadowbrook which would also affect valuation.

What is the county proposing for security of Meadowbrook properties and residences that a business could impact? Meadowbrook walls are 5 feet tall. Nefarious people could access the land behind our properties and would easily be able to scale our current walls and trespass onto our yards and houses. Is Pima County ready to construct a 20 foot wall between Meadowbrook and the property in question? It would be needed for security and to prevent light and noise pollution that any business located on this property would create. Would Pima County be willing to assign a deputy 24 hours daily for our protection?

Any vehicles coming in or out of this property will create traffic congestion on Shannon Road. The property is located at a well-used intersection. Any access to Shannon Road will be within 500 feet of the traffic light. Access from River Road would probably have to be in the right turn lane to Shannon Road.

The property is currently being used by coyotes, javalina, bobcats and rattlesnakes. What plans does the county have to protect their habitat?

Respectfully,

Joyce Berquist

CC: Meadowbrook HOA
Pima County Board of Supervisors
Clerk of the Board of Supervisors

Avilla Preserve Palm Canyon Apartments

Mountain View Christian
Church of Tucson

Apex Microtechnology

Pima County JTED

Tucson Gems & Jewelry

Shannon Parking
Lot for The Loop

Meadowbrook
Park

Arizona U-Pull
& Save Auto


Kory Laos Memorial
Freestyle BMX Bicycle...

Sonoran Science Academy Tucson

MAP KEY

1. Lot in question
2. River Road
3. Orange Grove Road
4. W Via Del Santo **Horizontal yellow line on map.**

Shannon Road runs north and south on both sides of a wash. Vertical yellow lines on map.

5. end of Shannon Road on east side of wash – does not go thru to Orange Grove Road
6. end of Shannon Road on west side of wash – does not go thru to River Road
7. stop sign  on west side of Shannon going north at W Via Del Santo. Cars leaving the development on the west side of the road are forced to stop for all traffic coming south from both the west and east side of Shannon and north from the east side of Shannon.

Any development of this lot would create a traffic nightmare for all residents on both sides of Shannon.

PLEASE NOTE – the east side of Shannon Road does get closed off by the county just south of Via Del Santo when there is flooding.