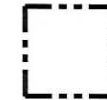


LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



Town/City Limits

SR

Existing Zoning, typ.



Zoning Boundary

NOTES:

1. The Subject Property presently contains one (1) single-family residence.
2. The Property has been significantly impacted and disturbed by past grading activity, together with the existing residence's accessory buildings, driveways, storage areas, etc.
3. The Property lies OUTSIDE OF the Maeveen Behan Conservation Lands System (CLS).
4. Camino de Oeste is classified as a Collector on the Pima County Major Streets & Routes Plan.
5. The Property to the adjacent north is conditionally approved for CR-4 zoning under Pima County Case No. P18RZ00012.



0 500
Scale: 1"=500'

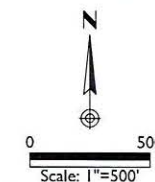
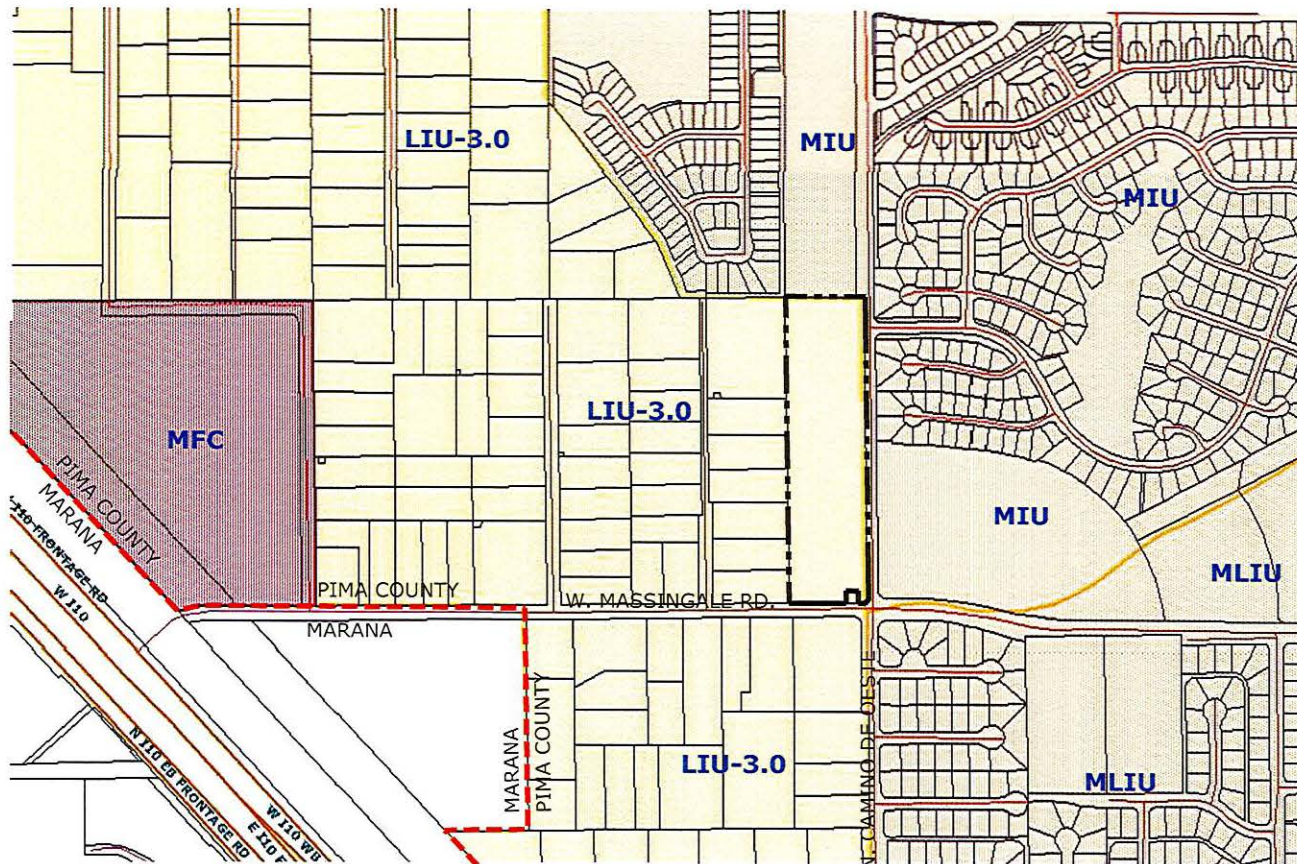
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
10836 E. ARMADA LANE
TUCSON, ARIZONA 85749
520 850-0917



COMPREHENSIVE PLAN AMENDMENT REQUEST:

LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

LOCATION MAP &
SURROUNDING
LAND USE CONTEXT



LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



MIU-Medium Intensity Urban



MLIU-Medium/Low Intensity Urban



LIU-3.0-Low Intensity Urban 3.0



MFC-Multifunctional Corridor

--- Town/County Limits

NOTES:

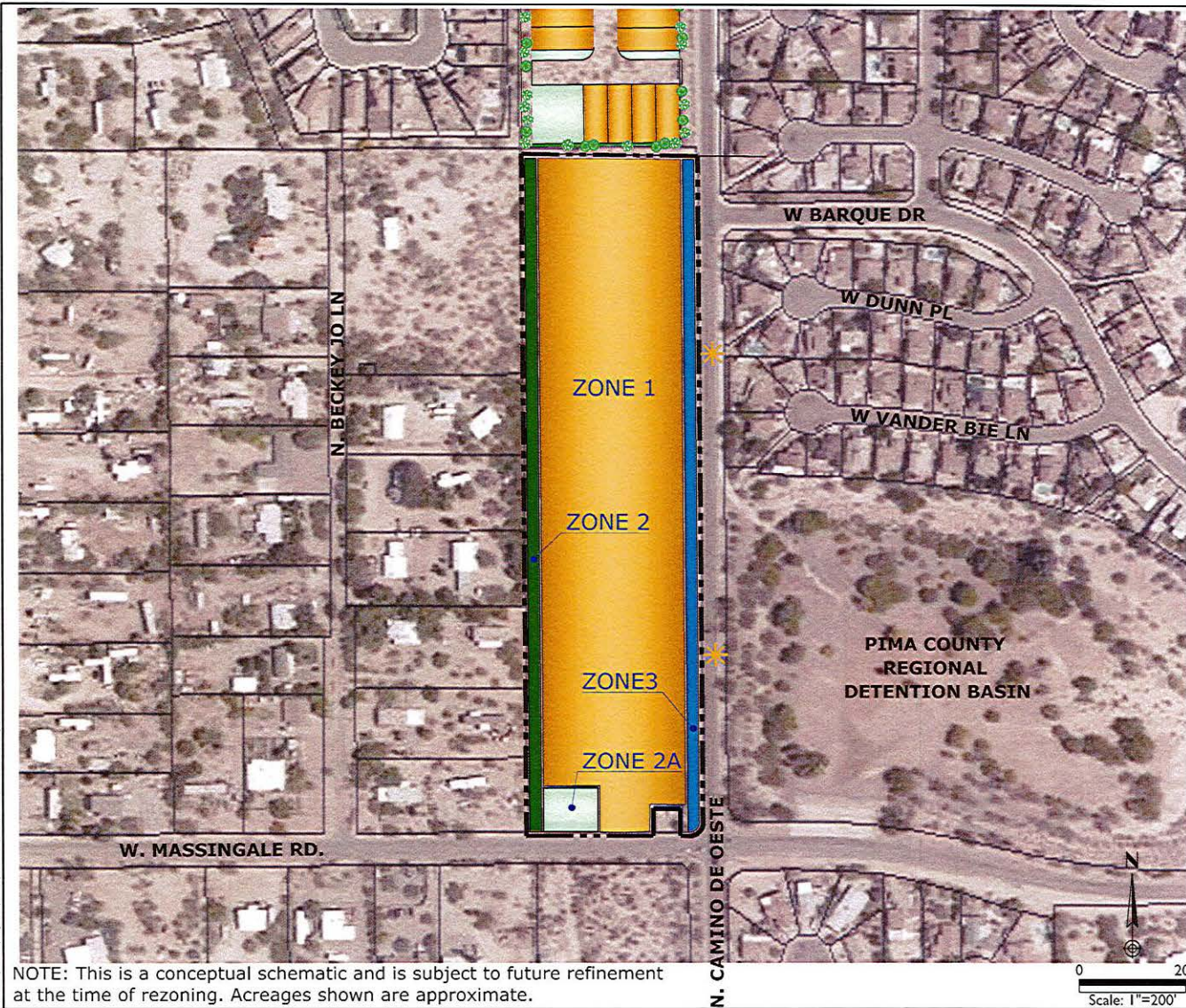
1. The Subject Property is immediately adjacent to a large and long-established sector of medium density single-family residential development. This sector is designated Medium Intensity Urban (MIU).
2. The goal of this comprehensive plan amendment is to develop the Subject Property in a manner that is consistent with and expands the established block of single-family residential that is already in place.
3. The subject Property is currently designated as Low Intensity Urban 3.0 (LIU).
4. The requested designation is Medium Intensity Urban (MIU).
5. No Special Area or Rezoning Policies apply to the Subject Property.



COMPREHENSIVE PLAN AMENDMENT REQUEST:

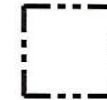
LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

EXISTING
COMPREHENSIVE PLAN
DESIGNATIONS



NOTE: This is a conceptual schematic and is subject to future refinement at the time of rezoning. Acreages shown are approximate.

LEGEND



Boundary of Subject Property
Comprehensive Plan
Amendment



Vehicular Access to
Camino De Oeste only

ZONE DESCRIPTIONS:

Zone 1: Single Family Residential Component. This area dedicated to residential uses of the type and density generally similar to the existing single-family residential subdivisions adjacent to the property to the northwest, north (approved rezoning), east, and southeast. Final form and product type to be market-reflective at the time of future rezoning and development. A Bufferyard "A" planning will be provided along both the Camino de Oeste and Massingale Road frontages.

Zone 2: Perimeter Landscape Buffer. This area is a twenty-five foot (25') wide buffer to benefit existing lower-density residential properties to the west. This Zone is a combination of natural, undisturbed desert and graded/re-landscaped area. Sparse natural areas will be supplemented with additional plantings of desert trees and shrubs.

Zone 2A: Detention Basin. This area will capture the post-development drainage run-off from the property and will meter out at a rate that is, at a minimum, 10% less than the existing drainage condition. The basin will be landscape with desert trees and shrubs so as to integrate with Zone 2 above and with the required landscape buffer that will also be provided along Massingale Road.

Zone 3: Public Right-of-Way Dedication. This is a thirty-five foot (35') wide strip that will be dedicated to Pima County for Camino de Oeste. This dedication is in keeping with the adopted Major Streets & routes Plan.

GENERAL NOTES:

1. Vehicular access to and from this site will occur only from Camino de Oeste.
2. An enhanced landscaped border will be provided where the proposed residential development immediately abuts existing lower-density residential lots. See Zone 2 above. Details of the buffering and mitigation adjacent to these lots will be determined at the time of final design and will be detailed in the Site Analysis and Preliminary Development Plan (PDP) provided at the time of future rezoning.
3. Salvaged native-desert tree and shrub specimens, to the extent available from the property, will be transplanted primarily into the above Zone 2 buffer, with an intent to achieve a mature character along this edge as rapidly as possible.
4. This property lies outside of the Maeveen Behan Conservation Lands System (CLS) and contains no Xeroriparian "C" regulated habitat.



COMPREHENSIVE PLAN AMENDMENT REQUEST:

LIU 3.0 TO MIU
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE @ MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)

FRAMEWORK PLAN



PROJECTS INTERNATIONAL, Inc.

STRATEGIC GUIDANCE
ENTITLEMENT PROCESS
LOCAL ADVICE & COUNSEL

10834 E. Avenida Loma
Suite A, Tucson, AZ 85749-9460
520-850-0917
porter@projects-int.com
www.projects-int.com

Delivery Via On-Line Application & Email

April 30, 2019

Mr. Mark Holden
PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
201 N. Stone Avenue – 2nd Floor
Tucson, AZ 85701

**RE: REQUEST TO AMEND THE PIMA COUNTY COMPREHENSIVE PLAN
9.77 Acres at the NWC of Camino de Oeste @ Massingale Road**

Dear Mr. Holden:

This letter constitutes my formal request, on behalf of the property owner, to amend Pima Prospects and redesignate the above-referenced 9.77 acre property from *Low Intensity Urban 3.0 (LIU 3.0)* to *Medium Intensity Urban (MIU)*. This requested designation is consistent with the large block of *MIU* that already exists immediately adjacent to the east and north. The proposed use is a single-family detached residential subdivision.

This submittal is comprised of:

- This cover letter
- A letter of authorization from the property owner
- A set of exhibits providing a location map, the existing Pima Prospects designations surrounding the property, and an aerial photo depiction of the site
- The Assessors print-out and map for the subject property

I will subsequently be submitting a detailed narrative that provides an explanation and policy justification for our request, together with a more detailed set of exhibits providing additional particulars and a *Framework Plan* for our proposed development concept for the site. I will also provide the Biological Impact Report (BIR) at that time; please note that the property lies OUTSIDE OF the CLS and none of the County's special-status species have ever been found on it.

Please let me know if you have any questions. Thank you very much for accepting this submittal; I look forward to working with you through the amendment process.

Best Regards,
PROJECTS INTERNATIONAL, INC.

Jim Portner, Principal
Designated Representative of the Property Owner



PIMA COUNTY
DEVELOPMENT SERVICES

201 N. Stone Avenue, 2nd Floor
Tucson, AZ 85701-1207
(520) 724-9000

Biological Impact Report

(Not Applicable for Rezoning that Require a Site Analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

This report will include information provided by both Pima County Planning staff (Part I) as well as the applicant (Part II).

Part I. Information Provided by Pima County staff:

Pima County Planning staff will provide the following information for the proposed project site, as applicable:

1. Is the project located in the Maeveen Marie Behan Conservation Lands System?
Any Special Species Management Areas?
2. Is the project in the vicinity of any of the six Critical Landscape Linkages?
3. Is the project Designated for acquisition as a Habitat Protection or Community Open Space property?
4. Is the project located within the Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl
 - b. Western burrowing owl
 - c. Pima pineapple cactus
 - d. Needle-spined pineapple cactus

Part II. Information Provided by the Applicant:

1. Has the owner of the project site had any communications with Pima County about the County potentially acquiring the property?

If yes, provide a summary of those communications: _____



2. Several species are of particular interest. Please fill out the following table to the best of your ability.

Species	Ever found on project site?	Date of last observation if found on project site?	Future surveys planned?
Cactus ferruginous pygmy owl	No	NA	No
Western burrowing owl	No	NA	No
Pima pineapple cactus	No	NA	No
Needle-spined pineapple cactus	No	NA	No

Contact the Office of Sustainability and Conservation at 520-724-6940 if you have any questions about this report.

Some files had been uploaded along with this submission. To download the files visit the link provided below. You will need to supply your AllForms login e-mail and password to download the files. We store all the uploaded files in zipped format, so you will need a unzipping program like WinZip to view or extract the files. Make sure you do a virus scan before trying to access these files on your system.

Download (<http://allforms.maillol.net/file.php?id=712a2c2e-11151763-b8214377>)

Form Results	
Disregard	***>>> DISREGARD The message above the Form Results ROW <<<***
Note about attachments	***>>> Pima County virus software CYLANCE automatically scans files. There IS NOT a right mouse scan this file option. Attachments are scanned by our email appliance when received, then again by Cylance when saved or opened. <<<***
Owner Name	HIGINIO AVILEZ
Owner Address	7701 N. CAMINO DE OESTE
Owner City	TUCSON
Owner State	AZ
Owner Zipcode	85741
Owner Phone	520-909-2062
Owner_Email	ginoavilez@gmail.com
Applicant Name	JIM PORTNER, PROJECTS INTERNATIONAL, INC.
Applicant Address	10836 E. ARMADA LANE
Applicant City	TUCSON
Applicant State	AZ
Applicant Zipcode	85749
Applicant Phone	520-850-0917
Applicant_Email	jportner@projectsintl.com
Property Address	7701 N. CAMINO DE OESTE
Property Parcel Number	221-35-0640
Property Acreage	9.77 AC
Current Land Use Designation	LIU 3.0 (entire property)
Proposed Land Use Designation	MIU (entire property)
Policies	TORTOLITA PLANNING AREA; NO SPECIAL AREA OR REZONING POLICIES
Concurrent Property Acreage	
Property Present Zone	

Property Proposed Zone	
FTP-Link	
Signature	I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)
Application Date	30-Apr-2019
More Information about this submission and submitter	
Submission ID	11151763
Date & Time	30th Apr 2019 11:33 AM
Form Location	--
IP Address	174.238.137.100
Browser info	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_14_3) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/12.0.3 Safari/605.1.15
Predicted Country	United States

**Higinio Avilez
7701 N. Camino De Oeste
Tucson, AZ 85741**

April 29, 2019

Mr. Chris Poirier, Planning Official
Pima County Development Services Department
Planning Division
201 N. Stone Avenue - 2nd Floor
Tucson, AZ 85701

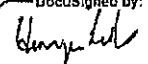
**RE: LETTER OF AUTHORIZATION
Comprehensive Plan Amendment and Rezoing - NWC Massingale Rd @
Camino de Oeste (Parcel #221-35-0640)**

Dear Mr. Poirier:

As the owner-of-record of the above referenced property (7701 N. Camino de Oeste; Assessor's Tax Parcel No. 221-35-0640), I hereby authorize Jim Portner of Projects International, Inc. to represent me as the applicant and agent in the Comprehensive Plan Amendment and Rezoning of this property.

Sincerely,

Higinio Avilez
7701 N. Camino De Oeste
Tucson, AZ 85741

DocuSigned by:

D02E6EAB63DC4F5...

P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

PUBLIC COMMENT SENT TO CLERK OF THE BOARD

OCTOBER 15, 2019

AGENDA MATERIAL

From: suncrestref@comcast.net [mailto:suncrestref@comcast.net]

DATE 10-15-19

ITEM NO. 11A 29

Sent: Monday, October 14, 2019 9:03 PM

To: DSD Planning <DSDPlanning@pima.gov>

Cc: Suncrest <suncrestref@comcast.net>

Subject: P19CA00004 Higinio-N. Camino de Oeste Plan Amendment

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Re: P19CA00004 Higinio-N. Camino de Oeste Plan Amendment

We have lived in the area 30+ years and our neighbors have lived here 65+ years. The homes around us from Ina to Cortaro, I-10 to Camino de Oeste with very few exceptions are all on wells. We share a well and are blocks away from city water. We have never had a problem with our water level until the city came out and sunk huge wells in and around us and more new housing developments came in. If our water drops any more we will be forced to drill deeper in hopes of securing water. Our neighbors on two sides of us had to re-drill and others in the area have had to re-drill already. Most cannot afford to drill another well or extend blocks to city water.

The property in question is currently zoned SH and SR. This is a rural area they do not need to go from acre plus lots to 5 or more homes on an acre.

The traffic is already a problem. Massingale, on the south side of this property and Mars a few blocks south are not crossable by a car after a monsoon rain.

The property has heavy flooding on it and has archeological Native American sites on it.

10/15/2019 3:00 PM

11A

Thank you for your consideration.

Very concerned Neighbor

Ralph Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741

AGENDA MATERIAL

DATE 10-15-19 ITEM NO. 29

From: Cindy Montenegro [mailto:merodias_montenegro@comcast.net]

Sent: Monday, October 14, 2019 7:09 PM

To: DSD Planning <DSDPlanning@pima.gov>

Cc: Cynthia Merodias <merodias_montenegro@comcast.net>

Subject: to Pima County Re-Zoning Camino de Oeste & Massingale

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Re: Comprehensive Plan Amendment P19Ca00004 Higinio N. Camino de Oeste 9AM Tuesday October 15, 2019

Sorry for the late response just got the notice of the meeting Wednesday last week and was out of town for 3 days.

My concerns:

Water: What does all this construction do to our water/wells, will the water level drop or will we need to dig deeper or will we need to go City? Most of us are too far from the City. I am told that the City gets it's water from CAP not the wells. Not true it is a blend and we see the well behind the Circle K at Ina & Camino de Oeste running. My husband Ralph says when they put in the City well behind the Circle K maybe 10+ years ago our water in our well dropped considerably and has not come back up. Many of our neighbors have had to drill their wells deeper. There are 6 City wells (see map attached) between Ina, Pima Farms, Thornydale and Camino de Oeste. This property (Higinio) will not qualify for city water, it does not have city water on 3 sides. They plan to develop it with the 10 acres above it that just got rezoned for some 40 homes which should qualify it for city water. I count some 30 private, community or shared wells in the area (see map attached). All the properties to the west, south and north west of this property, yellow on the comprehensive plan are dependent on wells (see map).

Flood: After the start of the development of the Pima Farms subdivision just west of Camino de Oeste and on the south side of Pima Farm, the 10 acres above this property filled their property. The Pima Farms subdivision was not designed to handle that much water, which caused major flood issues along Pima Farms and to the properties to the west and south. This property/Higinio is partially High Flood Zone. The developer is suggesting running the water to Massingale. We already have too much water in Massingale it runs several feet high. People on Massingale cannot drive it or cross it when it runs after a heavy rain. The law requires developers to not change the water flow. They must let water in where it comes in and let it out where it comes out, and they cannot increase the flow.

00151940843PCQKCEH

Higher density zoning: I went to the rezoning hearing on the upper 10 acres. Many of the neighbors turned out with their concerns, but it was approved for the rezoning. One of the staff members agreed that it was denser than it should be for the area but it met the Comprehensive plan. The upper 10 acres is also on a section corner. This 10 acres is in a Low intensity Urban area, zoned SR 3.3+ acre sites and SH acre+ sites It is not master planned for higher density. The MIU zoning he is asking for is higher than anything around it (see attached zoning map), SH on the south and west, CR3 to the east and I do not know what the property to the north was re-zoned to but it was SR.

I and other neighbors plan to attend the meeting.

Cindy
Cynthia Merodias-Montenegro
7445 N. Camino de Oeste
Tucson, AZ 85741
Merodias_montenegro@comcast.net
520-744-9503
Cell & text 520-400-3600

P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF

NOVEMBER 1, 2019

MONTENEGRO RALPH B & CYNTHIA JT/RS -P19CA00004
7445 N CAMINO DE OESTE TRLR 1
TUCSON AZ
85741-1822



Scheduled Meeting of the
Pima County Board of Supervisors

This is a notice to inform you that a public hearing (meeting) will be held on **Tuesday, October 15, 2019 at 9:00 AM**, at the Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701, regarding the following case(s):

COMPREHENSIVE PLAN AMENDMENTS

P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

Avilez Higinio, represented by Projects International, Inc., requests a **comprehensive plan amendment** of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. (District 1)

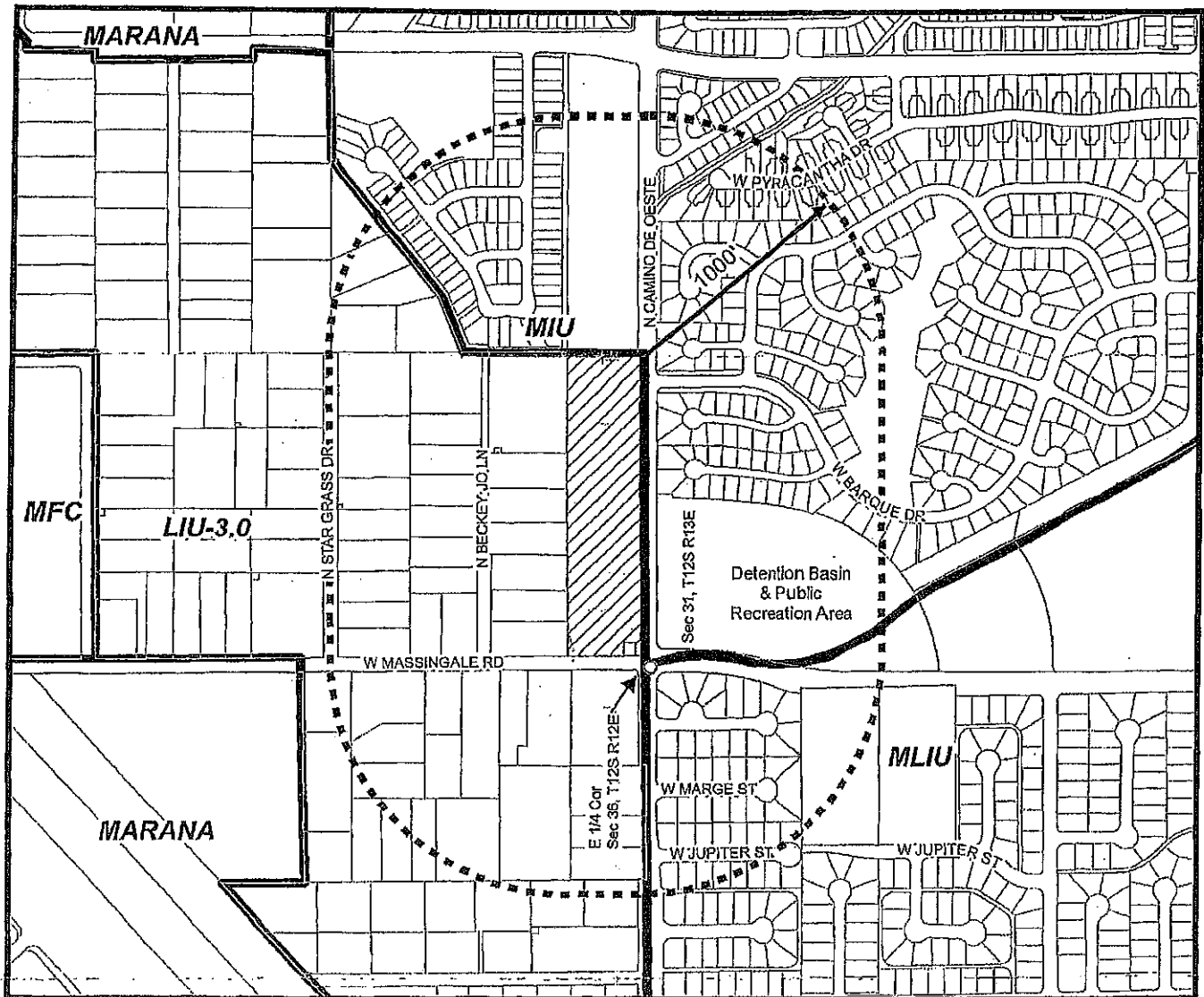
If you are interested in this case, information and an agenda listing all cases may be found on our website at: <http://pima.gov/DSDBCC/> or by contacting the Planning Division at (520) 724-9000. During the meeting, a case may be approved, denied, or continued to a future date. If an item is continued, the new hearing date will be announced at the meeting. Written support or protest to the request may be submitted to DSDPlanning@pima.gov or to the Development Services Department, Planning Division, 201 N. Stone Avenue, 2nd Floor, Tucson, AZ 85701, or with the Clerk of the Board of Supervisors. Majority voting of the Planning and Zoning Commission does not apply, but if twenty percent of the property owners by area and number protest the rezoning, a three-fourths majority vote applies at the Board of Supervisors hearing.

All persons are welcome to attend. Anyone with special needs may request auxiliary aids or services for participation in the wheelchair accessible meeting by contacting the Planning Division at (520) 724-9000 or emailing DSDPlanning@pima.gov for assistance.

SRAC
1381AL
WONT
LIMIT TO
MLIU


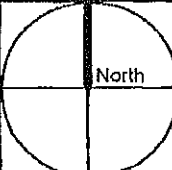
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 285 570 1,140 Feet

1000' Notification Area Subject Property

Taxcode: 221-35-0640	P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT		Districts 1
	Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU) 9.77 Acres +/-		Location: Northwest corner of W Massingale Road and N Camino de Oeste
	Tortolita Planning Area under Pima Prospects Section 36, Township 12 South, Range 12 East		
	Planning and Zoning Commission Hearing: August 28, 2019	Map Scale: 1:8,000	
	Board of Supervisors Hearing: October 15, 2019	Map Date: August 5, 2019 / dms	

[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

PIMA COUNTY COMPREHENSIVE PLAN – PIMA PROSPERS LAND USE INTENSITY LEGEND SUMMARY

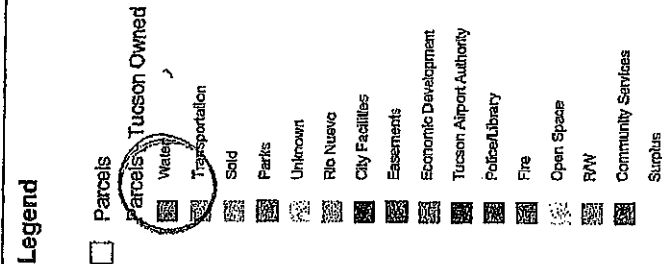
This summary lists what residential densities and zoning classifications are allowed under the different land use intensities for areas governed by the Pima County Comprehensive Plan, Pima Prospers. Further information relative to the planned land use designations and their purposes can be obtained from the publication *Pima County Comprehensive Plan Update* available from the Planning Division. Information relative to individual zoning districts can be obtained from the appropriate section of the *Pima County Zoning Code (Title 18)*. The Zoning Code is available on the MuniCode website at the following address: https://www.municode.com/library/az/pima_county/codes/code_of_ordinances.

	<u>Land Use Plan Designation</u>	<u>Allowed Residential Densities / Zoning Districts</u>
CAC	COMMUNITY ACTIVITY CENTER	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
NAC	NEIGHBORHOOD ACTIVITY CENTER	Minimum density: 5 R/AC. Maximum density: 12 R/AC.
MFC	MULTI FUNCTIONAL CORRIDOR	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
MU	MULTIPLE USE	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
PDC	PLANNED DEVELOPMENT COMMUNITY	Minimum density / Maximum density: as requested.
HIU	HIGHER INTENSITY URBAN	Minimum density: 8 R/AC. Maximum density: as allowed by requested conforming zoning district.
MIU	MEDIUM INTENSITY URBAN	Minimum density: 5 R/AC. Maximum density: 13 R/AC. <i>Asking for</i>
MLIU	MEDIUM LOW INTENSITY URBAN	Minimum density: 2.5 R/AC. Maximum density: 5 R/AC.
LIU-3.0	LOW INTENSITY URBAN 3.0	Maximum density: 3.0 R/AC.
LIU-1.2	LOW INTENSITY URBAN 1.2	Maximum density: 1.2 R/AC; or 2.5 R/AC with 45 percent open space; or 4 R/AC with 60 percent open space.
LIU-0.5	LOW INTENSITY URBAN 0.5	Maximum density: 0.5 R/AC; or 1.2 R/AC with 50 percent open space; or 2.5 R/AC with 65 percent open space.
LIU-0.3	LOW INTENSITY URBAN 0.3	Maximum density: 0.3 R/AC; or 0.7 R/AC with 50 percent open space; or 1.2 R/AC with 65 percent open space.
RX	RURAL CROSSROADS	Minimum density: 1.2 R/AC. Maximum density: 10 R/AC.
RFV	RURAL FOREST VILLAGE	Maximum density: 1.2 R/AC.
MIR	MEDIUM INTENSITY RURAL	Maximum density: 1.2 R/AC.
LIR	LOW INTENSITY RURAL	Maximum density: 0.3 R/AC.
I	INDUSTRIAL	Allowed zones : CB-1, CB-2, CPI, CI-1, CI-2, SP.
HI	HEAVY INDUSTRIAL	Allowed zones : CI-1, CI-2, CI-3, SP.
RS	RESOURCE SENSITIVE	Maximum density: 0.3 R/AC.
RC	RESOURCE CONSERVATION	Maximum density: None. Residential uses in specific situations only.
RE	RESOURCE EXTRACTION	Maximum density: 0.3 R/AC.
MA	MILITARY AIRPORT	Allowed zones: CB-1, CB-2, CPI, CI-1, CI-2, SP. New residential development is not a compatible use.

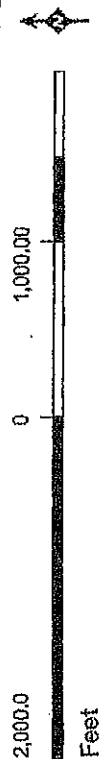
SPECIAL AREA POLICY (SAP) and REZONING POLICY (RP) AREAS:

Please visit webcms.pima.gov/government/pima_prospers under Land Planning and Regulation > Long Range Planning > Comprehensive Plan Update – Pima Prospers links for further information.

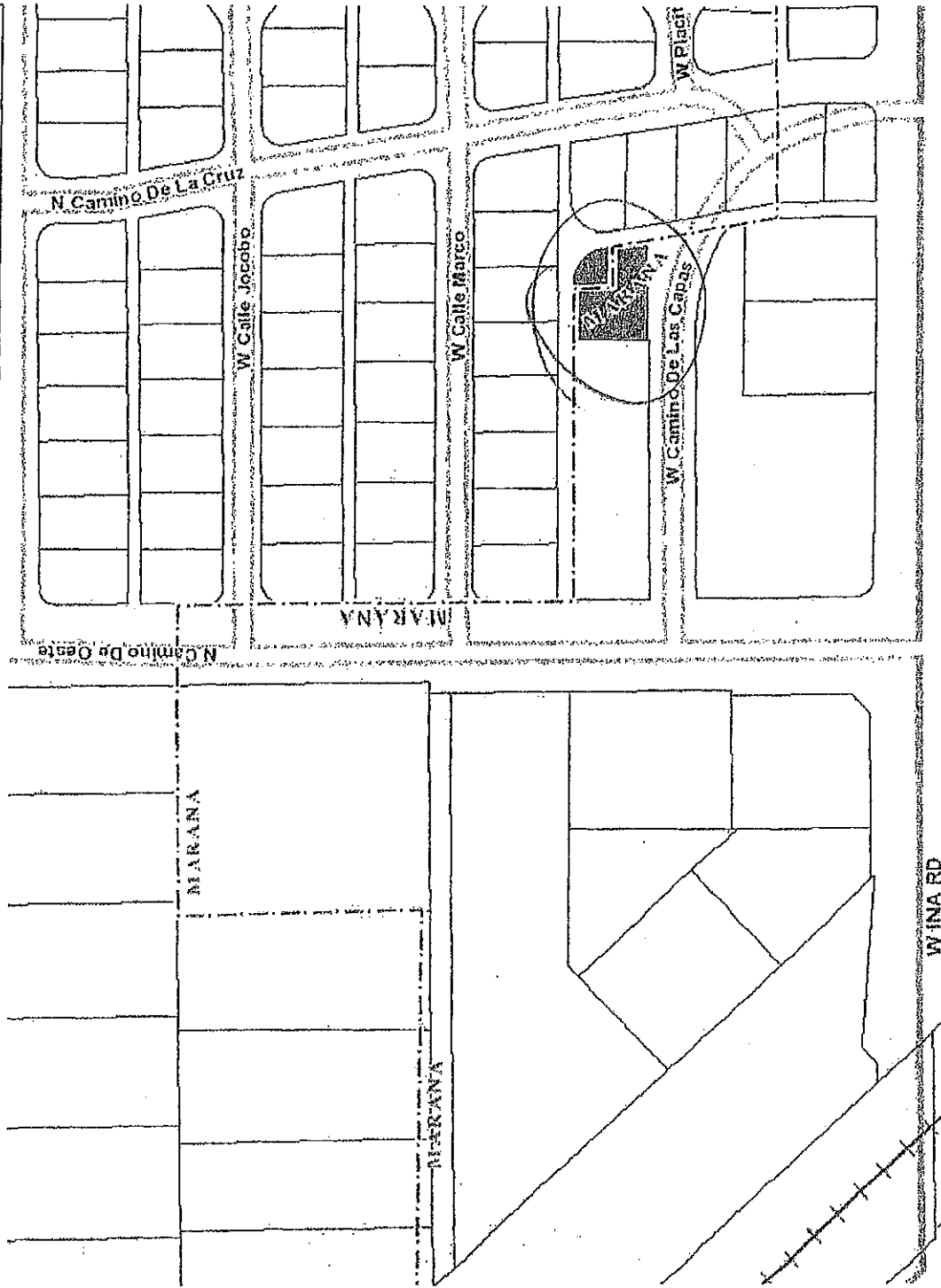
CH 25



10/14/2019



PimaMaps Print



Legend

- ☐ Parcels
- ☒ Parcels - Tucson Owned
 - Water
 - Transportation
 - Sold
 - Parks
 - Unknown
 - Rio Nuevo
 - City Facilities
 - Easements
 - Economic Development
 - Tucson Airport Authority
 - Police/Library
 - File
 - Open Space
 - RW
 - Community Services
 - Surplus

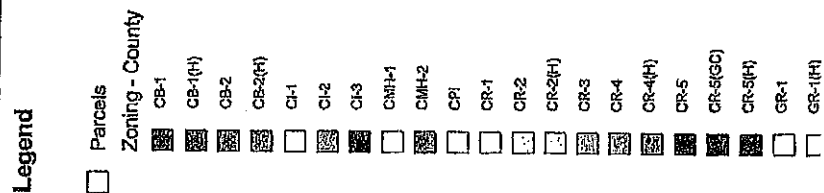
Notes:

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



10/14/2019

zonivaz



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

Pima County

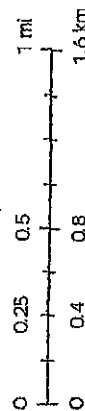


١١١

10/14/2019

[illegible]

1:36,112



Arizona Department of Water Resources, Sources: Esri, HERE, Garmin,

Arizona Department of Water Resources

Mark Holden

From: Cindy Montenegro <merodias_montenegro@comcast.net>
Sent: Friday, November 1, 2019 10:13 AM
To: District1; Donna Spicola; Mark Holden; ChrisPoirier@Pima.gov
Subject: FW: Protest Comprehensive Plan Amendment and Rezoning
Attachments: Concerns rezoning 7701 N. C de Oeste-Higinio.docx; Info on Concerns re-zoning 7701 C. de Oeste.pdf; Map 300' & 1,000' of 7701 N. C. de Oeste.pdf; Nieghbors with in 300' 7701 N. C de Oest.docx

This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

This plan never should have been approved in the Amended Comprehensive Plan, did not receive adequate notice and unlike represented by the developer it is surrounded by low density zoning.

Att: Danna Spicola
Development Services Dept.
201 N. Stone Ave.
Tucson, AZ 85701
520-724-9000
Email Donna.Spicola@Pima.Gov

Supervisor Ally Miller
130 W. Congress 11th Floor
Tucson, AZ 85701
520-724-2738 Fax 724-8489
district1@pima.gov

Mark Holden, AICP
Mark Holden Principal Planner
Pima County Planning Division,
Development Services Dept.
201 N. Stone Ave.
Tucson, AZ 85701
(520) 724-8800
Mark.Holden@pima.gov
<http://gis.pima.gov/maps/mapguide/>

Chris Poirier Planning Official
ChrisPoirier@Pima.gov

Re: Comprehensive Plan Amendment and Rezoning P19CA0004 Higinio 7701 N. Camino de Oeste, tax #221-35-0640

We protest the Re-zoning of 7701 N. Camino de Oeste P19CA0004

Neighbors did not get a chance to respond to the Amendment to the Comprehensive Plan which was approved Tuesday October 15, 2019. I got notice by mail Wednesday October 9, 2019, see attached envelope mailed October 8th (Sorry I used it as a scratch pad), for Tuesday October 15th meeting, less than a week's notice. The requirement is to give 15 day notice.

My concerns:

Water: We live and have rentals in the area that are on shared wells. We are concerned with how all this construction effect our water/wells, will the water level drop or will we need to dig deeper or will we not have water at some point? I read of a ground water shortage in the near future in Arizona & Tucson due in part to all the new construction, see Sunday October 20, 2019 Tucson Newspaper. I also read of a potential shortage of CAP water. I am told that the City gets its water from CAP not the wells. Not true it is a blend and we see the well behind the Circle K at Ina & Camino de Oeste (blocks away) running. Ralph, my husband, says when they put in the City well behind the Circle K maybe 10+ years ago our water in our well dropped considerably. Many of our neighbors have had to drill their wells deeper? There are six City wells within ½ mile of this location and our properties (see map attached) between Ina, Pima Farms, Thornydale and Camino de Oeste. This property (Higinio) will not qualify for City Water, it does not have City Water service. The developer plans to develop it with the 10 acres above it that just got rezoned for some 40+ homes which should qualify it for City Water. I count some 30 private, communities or shared wells in the area (see map attached: between Ina, I-10, Cortaro, Camino de Oeste), these properties do not have City water available to them. The City may be able to provide water to new developments from CAP water, but the CAP water does not replenish our aquifer.

Flood: After the start of the development of the Pima Farms subdivision just west of Camino de Oeste and on the south side of Pima Farm, the 10 acres above this property (Boykin #P18RZ00012) filled his property with dirt or sand. The Pima Farms subdivision was not designed to handle that much water, which caused major flood issues along Pima Farms and to the properties to the west and south. Causing homes, out buildings, animal enclosures to be flooded and ditches cutting through properties cutting off access. Neighbors are having to rent tractors on a regular basis and bring in dirt to protect their properties or make repairs. This property/Higinio P19CA004 is partially High Flood Zone. The developer is suggesting running the water to Massingale. We already have too much water running down Massingale making it a serious problem to cross after a heavy rain. The law requires developers to not change the water flow. They must let water in where it comes in and let it out where it comes out, and they cannot increase the flow. Some time back when Pima Farms was developing the lots, Boykin told my husband he was filling his property in hopes of selling it. The market took a dive and he was unable to sell at that time. The above development (Boykin #P18RZ00012) needs to fix the problem he created when he filled the property. I submitted aerial photos and information on Boykin's filling of his property prior to Pima County Flood. They have received a tremendous amount of complaints, at the time it was believed that Pima Farms had inadequate flood control, the neighbors did not realize that Boykin had filled his property. I was told Pima County Flood had prior records and would go back to the flow from prior to Boykin filling his property. I do not believe the developer is planning to do so.

Higher density zoning: I went to the re-zoning hearing on the upper 10 acres P18RZ00012 Boykin. Many of the neighbors turned out with their concerns, but it was approved for the rezoning. One of the board members or staff agreed that it was denser than it should be for the area but it met the Comprehensive plan. The upper 10 acres is also on a section corner. These 10 acres P19CA0004 Higinio is/was Low Intensity Urban area currently zoned SR 3.3+ acre sites and SH acre+ sites it is/was not master planned for higher density. The MIU zoning the developer asked for on the Notice "MIU Medium Intensity Urban- Minimum density: 5 R/AC. Maximum density: 13 R/AC" is higher than anything around it (see attached zoning map). There is SH on the south and west, CR3 to the east and I do not know what the property to the north was re-zoned to but it was SR 3.3 acre lots. At the Comprehensive plan hearing the developer, Jim Portner, told staff he wanted zoning to coincide with adjacent properties 5 RAC. CR-5 is higher than all the zoning around this property, see zoning map. There is no reason for this high of zoning in this location. I called Development Services and talked to Danna Spicola and she told me he asked for CR-4, still too high and not what it said on the notice or at the Comprehensive Plan hearing.

Road: This property is being developed with the above property extending from Massingale along Camino de Oeste to Pima Farms/Magee. Magee jogs over at the top of the above property and becomes Pima Farms. A very confusing intersection due to the jog over. Traffic north bound to the freeway has to take Pima Farms a narrow road with a speed limit of 25 miles per hour, it is not designed for all the traffic going through it now. At the lower end of this property is Massingale which runs like a river see attached flood map. You cannot cross or navigate Massingale after one of our monsoon rains. I fear someday some child or person will be swept away and drown. Also further south Mars also runs after a rain and often cars cannot cross it. Both Massingale and Mars are full of pot holes or patched pot hole making them very difficult to navigate. Also there are two steep hills converging at the bottom at Camino de Oeste and Massingale. Camino de Oeste from Magee/Pima Farms to Massingale is very steep. Massingale from Old Father to Camino de Oeste is also a hill. There have been many accidents at this intersection including a school bus that lost its brakes and hit another school bus.

Archeological Indian runes/artifacts: All the properties in this area have Indian ruins and artifacts. The developer said there were some in the south west corner of the property where he proposed the retention area and where it currently is listed as flood, see flood map.

Cynthia Merodias-Montenegro

Ralph Montenegro
7445 N. Camino de Oeste #221-38-018A
Tucson, AZ 85741
520-744-9503
Cell 520-400-3600

Also owners of in the 1000 ft. area:
7802 N. Star Grass #221-35-002B
7445 N. Camino de Oeste #2 221-38-018B

7455 N. Camino de Oeste #221-38-0190

Also owners of in area:

7461 N. Camino de Oeste #221-38-0070

4635 W. Mars #221-38-034D

MONTENEGRO RALPH B & CYNTHIA JT/RS -P19CA00004
7445 N CAMINO DE OESTE TRLR 1
TUCSON AZ
85741-1822



Scheduled Meeting of the
Pima County Board of Supervisors

This is a notice to inform you that a public hearing (meeting) will be held on **Tuesday, October 15, 2019 at 9:00 AM**, at the Pima County Administration Building - East, Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ 85701, regarding the following case(s):

COMPREHENSIVE PLAN AMENDMENTS

P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT

Avilez Higinio, represented by Projects International, Inc., requests a **comprehensive plan amendment** of approximately 9.77 acres from Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU), located north of W. Massingale Road and addressed as 7701 N. Camino de Oeste, in Section 36, Township 12 South, Range 12 East, in the Tortolita Planning Area. (District 1)

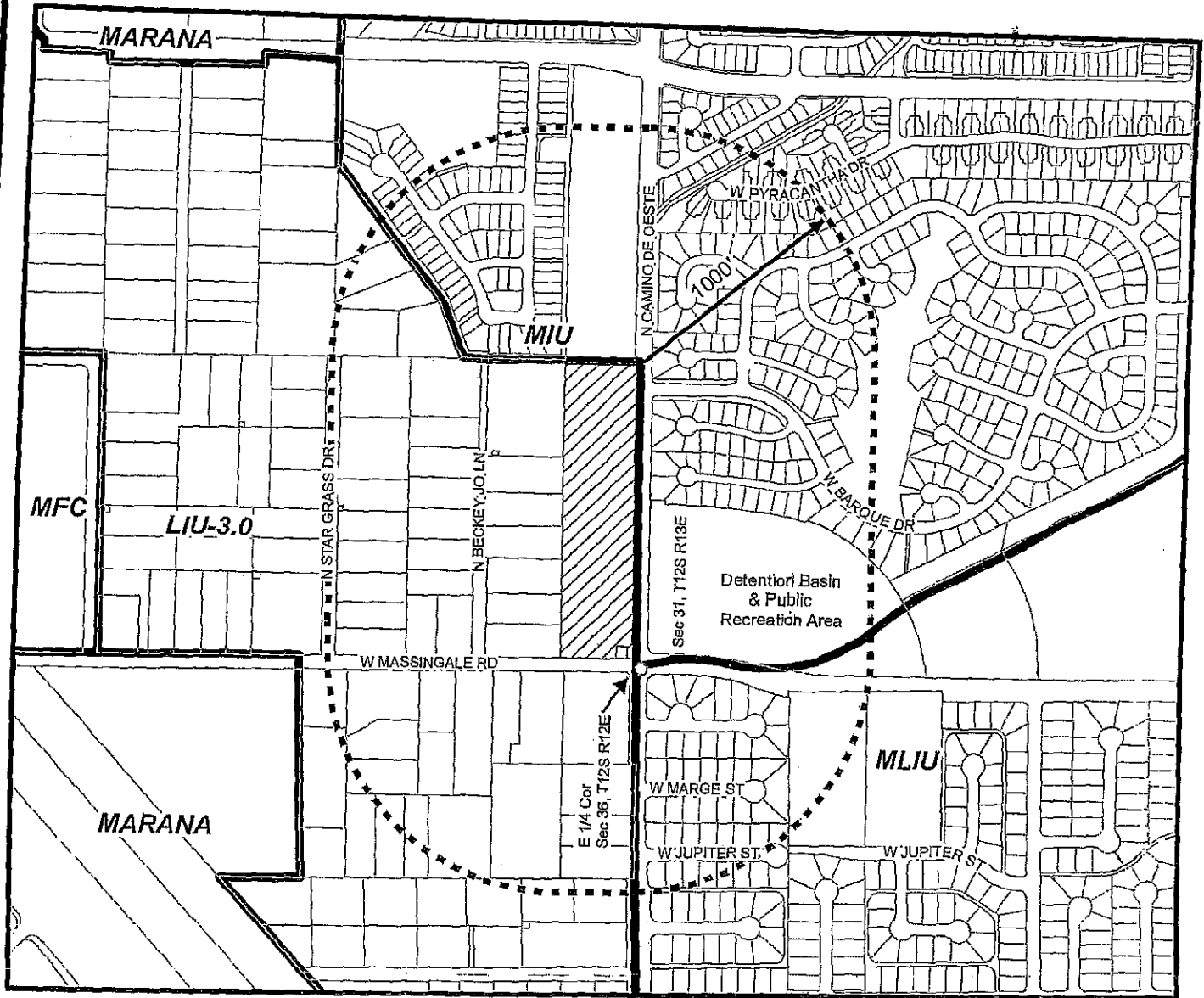
If you are interested in this case, information and an agenda listing all cases may be found on our website at: <http://pima.gov/DSDBCC/> or by contacting the Planning Division at (520) 724-9000. During the meeting, a case may be approved, denied, or continued to a future date. If an item is continued, the new hearing date will be announced at the meeting. Written support or protest to the request may be submitted to DSDPlanning@pima.gov or to the Development Services Department, Planning Division, 201 N. Stone Avenue, 2nd Floor, Tucson, AZ 85701, or with the Clerk of the Board of Supervisors. Majority voting of the Planning and Zoning Commission does not apply, but if twenty percent of the property owners by area and number protest the rezoning, a three-fourths majority vote applies at the Board of Supervisors hearing.

All persons are welcome to attend. Anyone with special needs may request auxiliary aids or services for participation in the wheelchair accessible meeting by contacting the Planning Division at (520) 724-9000 or emailing DSDPlanning@pima.gov for assistance.

[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use



0 285 570 1,140 Feet

1000' Notification Area Subject Property

Taxcode:
221-35-0640

**P19CA00004 HIGINIO -
N. CAMINO DE OESTE PLAN AMENDMENT**

Request: Low Intensity Urban 3.0 (LIU-3.0) to
Medium Intensity Urban (MIU) 9.77 Acres +/-

Districts 1

Location:
Northwest corner
of W Massingale
Road and N
Camino de Oeste



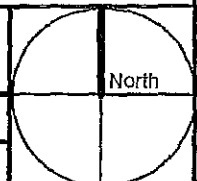
Tortolita Planning Area under Pima Prospers
Section 36, Township 12 South, Range 12 East

Planning and Zoning Commission Hearing: August 28, 2019

Board of Supervisors Hearing: October 15, 2019

Map Scale: 1:8,000

Map Date: August 5, 2019 / dms



[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

PimaMaps Print

CITY WEILS

Legend

- Parcels
- Parcels, Tucson Owned
- Water
- Transportation
- Sold
- Parks
- Unknown
- Rio Nuevo
- City Facilities
- Easements
- Economic Development
- Tucson Airport Authority
- Police/Library
- Fire
- Open Space
- RW
- Community Services
- Surplus



Notes:

10/14/2019



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.

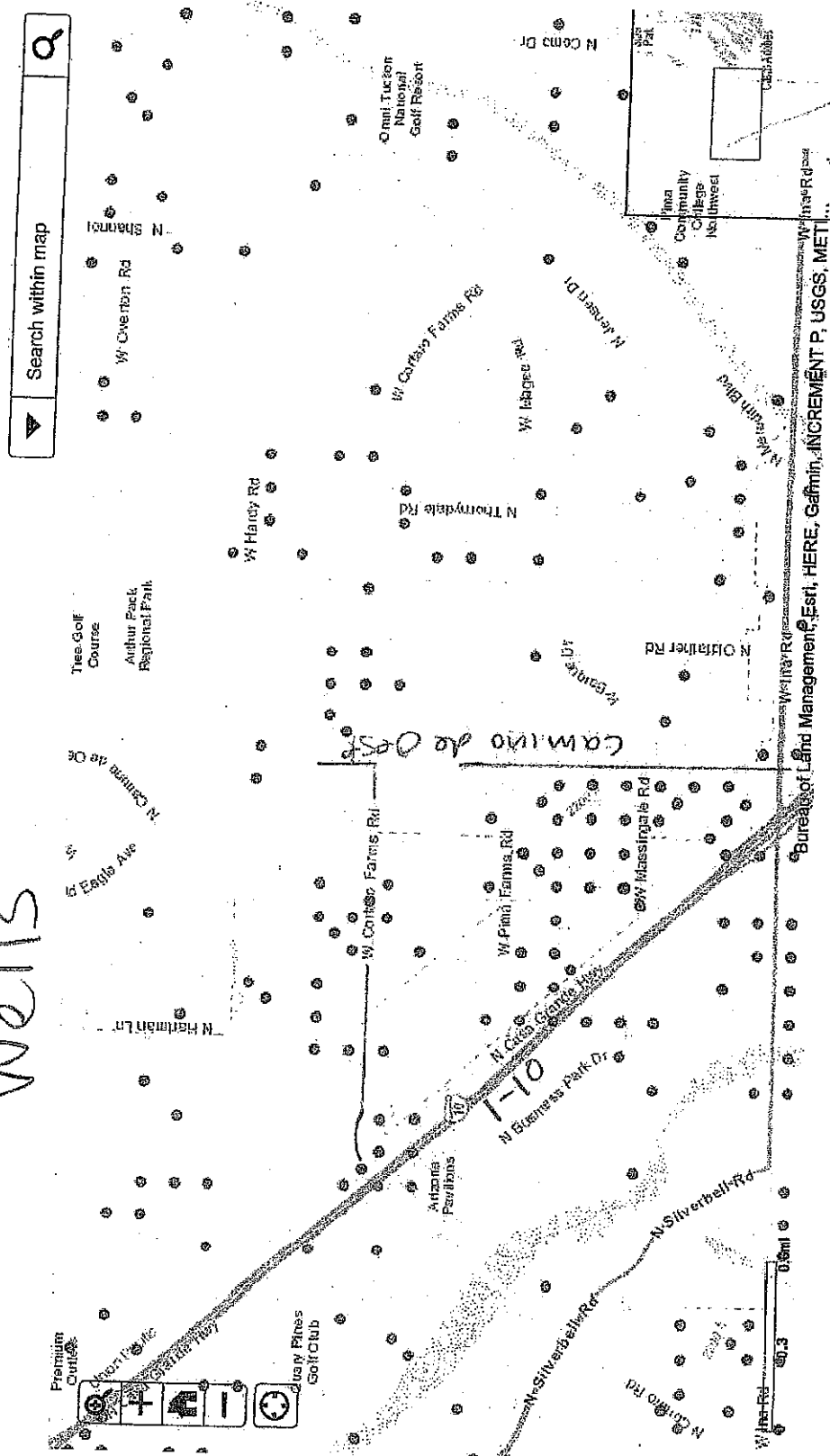


Map

Legend

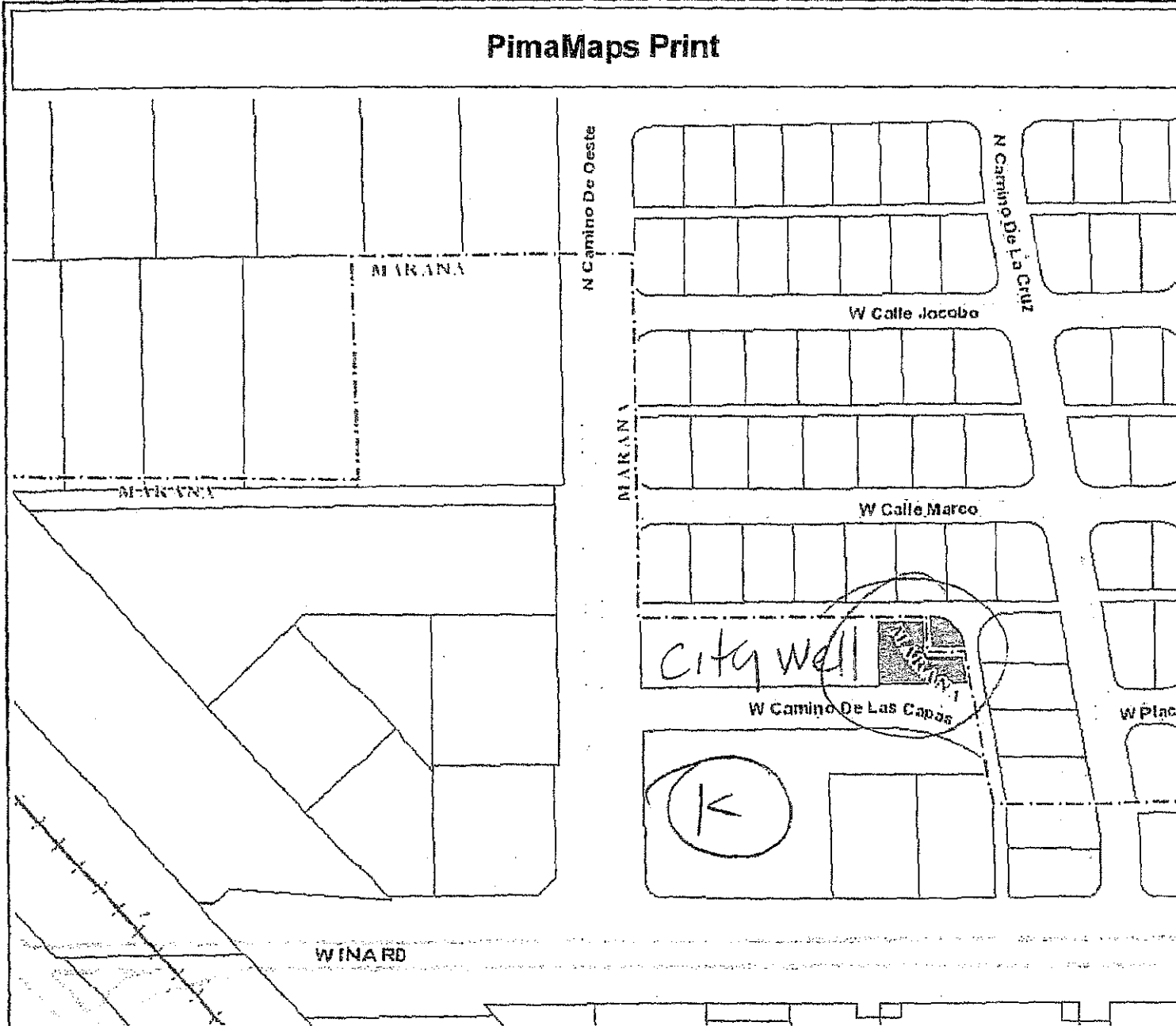
Well Registry

County



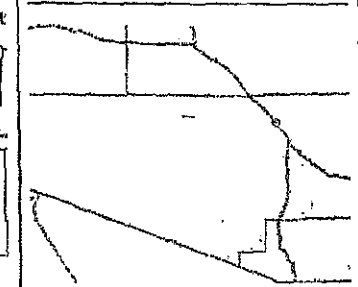
Data Results Table ▾

PimaMaps Print



Legend

- ☐ Parcels
- ☒ Parcels - Tucson Owned
- ☐ Water
- ☐ Transportation
- ☐ Sold
- ☐ Parks
- ☐ Unknown
- ☐ Rio Nuevo
- ☐ City Facilities
- ☐ Easements
- ☐ Economic Development
- ☐ Tucson Airport Authority
- ☐ Police/Library
- ☐ Fire
- ☐ Open Space
- ☐ RW
- ☐ Community Services
- ☐ Surplus

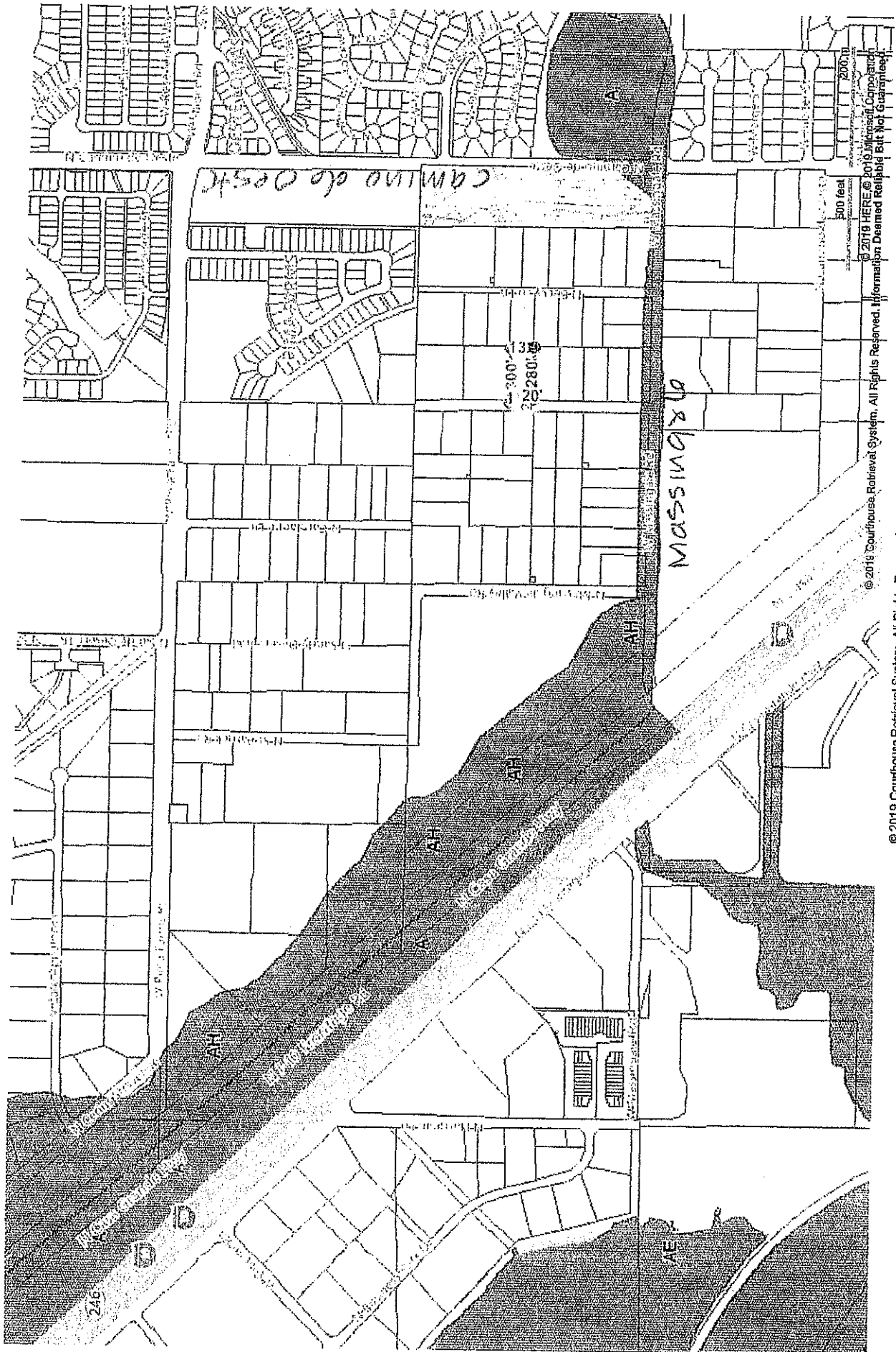


Notes:

10/14/2019



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



PIMA COUNTY COMPREHENSIVE PLAN – PIMA PROSPERS LAND USE INTENSITY LEGEND SUMMARY

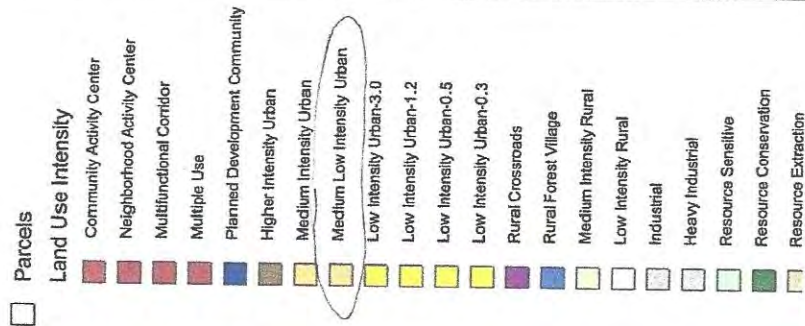
This summary lists what residential densities and zoning classifications are allowed under the different land use intensities for areas governed by the Pima County Comprehensive Plan, Pima Prospers. Further information relative to the planned land use designations and their purposes can be obtained from the publication Pima County Comprehensive Plan Update available from the Planning Division. Information relative to individual zoning districts can be obtained from the appropriate section of the Pima County Zoning Code (Title 18). The Zoning Code is available on the MuniCode website at the following address: https://www.municode.com/library/az/pima_county/codes/code_of_ordinances.

	<u>Land Use Plan Designation</u>	<u>Allowed Residential Densities / Zoning Districts</u>
CAC	COMMUNITY ACTIVITY CENTER	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
NAC	NEIGHBORHOOD ACTIVITY CENTER	Minimum density: 5 R/AC. Maximum density: 12 R/AC.
MFC	MULTI FUNCTIONAL CORRIDOR	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
MU	MULTIPLE USE	Minimum density: 6 R/AC. Maximum density: as allowed by requested conforming zoning district.
PDC	PLANNED DEVELOPMENT COMMUNITY	Minimum density / Maximum density: as requested.
HU	HIGHER INTENSITY URBAN	Minimum density: 8 R/AC. Maximum density: as allowed by requested conforming zoning district.
MU	MEDIUM INTENSITY URBAN	Minimum density: 5 R/AC. Maximum density: 13 R/AC. <i>Adding for</i>
MLU	MEDIUM LOW INTENSITY URBAN	Minimum density: 2.5 R/AC. Maximum density: 5 R/AC.
LIU-3.0	LOW INTENSITY URBAN 3.0	Maximum density: 3.0 R/AC.
LIU-1.2	LOW INTENSITY URBAN 1.2	Maximum density: 1.2 R/AC; or 2.5 R/AC with 45 percent open space; or 4 R/AC with 60 percent open space.
LIU-0.5	LOW INTENSITY URBAN 0.5	Maximum density: 0.5 R/AC; or 1.2 R/AC with 50 percent open space; or 2.5 R/AC with 65 percent open space.
LIU-0.3	LOW INTENSITY URBAN 0.3	Maximum density: 0.3 R/AC; or 0.7 R/AC with 50 percent open space; or 1.2 R/AC with 65 percent open space.
RX	RURAL CROSSROADS	Minimum density: 1.2 R/AC. Maximum density: 10 R/AC.
RFV	RURAL FOREST VILLAGE	Maximum density: 1.2 R/AC.
MIR	MEDIUM INTENSITY RURAL	Maximum density: 1.2 R/AC.
LIR	LOW INTENSITY RURAL	Maximum density: 0.3 R/AC.
I	INDUSTRIAL	Allowed zones: CB-1, CB-2, CPI, CI-1, CI-2, SP.
HI	HEAVY INDUSTRIAL	Allowed zones: CI-1, CI-2, CI-3, SP.
RS	RESOURCE SENSITIVE	Maximum density: 0.3 R/AC.
RC	RESOURCE CONSERVATION	Maximum density: None. Residential uses in specific situations only.
RE	RESOURCE EXTRACTION	Maximum density: 0.3 R/AC.
MA	MILITARY AIRPORT	Allowed zones: CB-1, CB-2, CPI, CI-1, CI-2, SP. New residential development is not a compatible use.

SPECIAL AREA POLICY (SAP) and REZONING POLICY (RP) AREAS:

Please visit webcms.pima.gov/government/pima_prospers under Land Planning and Regulation > Long Range Planning > Comprehensive Plan Update – Pima Prospers links for further information.

Comprehensive Plan



Notes:



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Plima County's ITD GIS disclaimer and use restrictions.



Feet

0

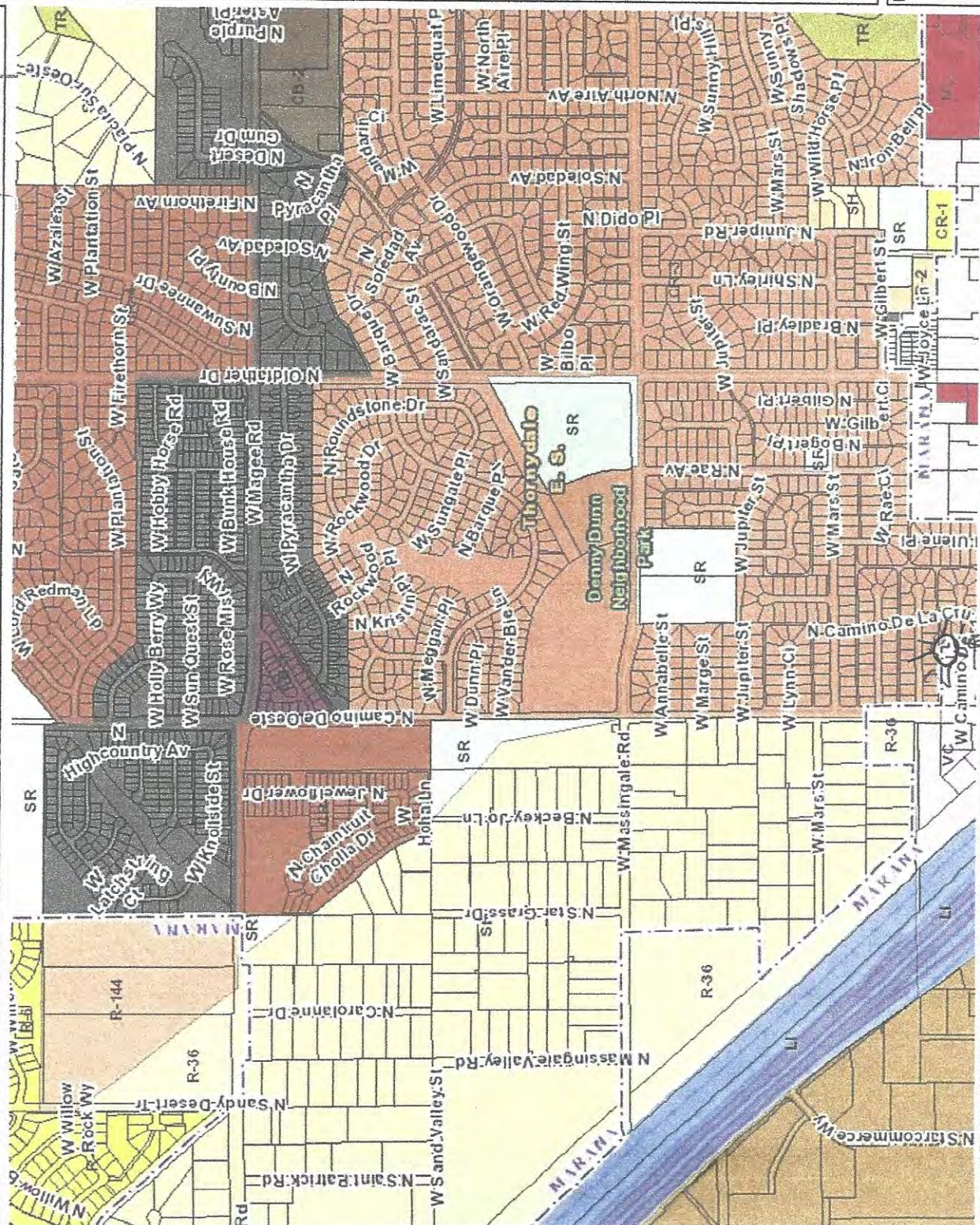
2,000.0

PimaMaps Print Zoning Map

- Legend**
- Parcels
 - Zoning - County
 - CB-1
 - CB-1(H)
 - CB-2
 - CB-2(H)
 - CI-1
 - CI-2
 - CI-3
 - CMH-1
 - CMH-2
 - CPI
 - CR-1
 - CR-2
 - CR-2(H)
 - CR-3
 - CR-4
 - CR-4(H)
 - CR-5
 - CR-5(GC)
 - CR-5(H)
 - GR-1
 - GR-1(H)



Notes:



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



0 1,000.00 2,000.0 Feet

10/14/2019

Quick Address Search R...

Work on behalf of...

Share

E-Mail

Save

Print

CMA

...

Zoning

EDIT SEARCH

LIST

DETAIL

PHOTOS

MAP

COMPARE

MESSAGES

COMMON

R-144

R-36

SR

SH

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

STANLEY'S
INSTRUMENTS

R-36

Center

INVA ROAD
MODEL HOME
CENTER

R-36

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

SR

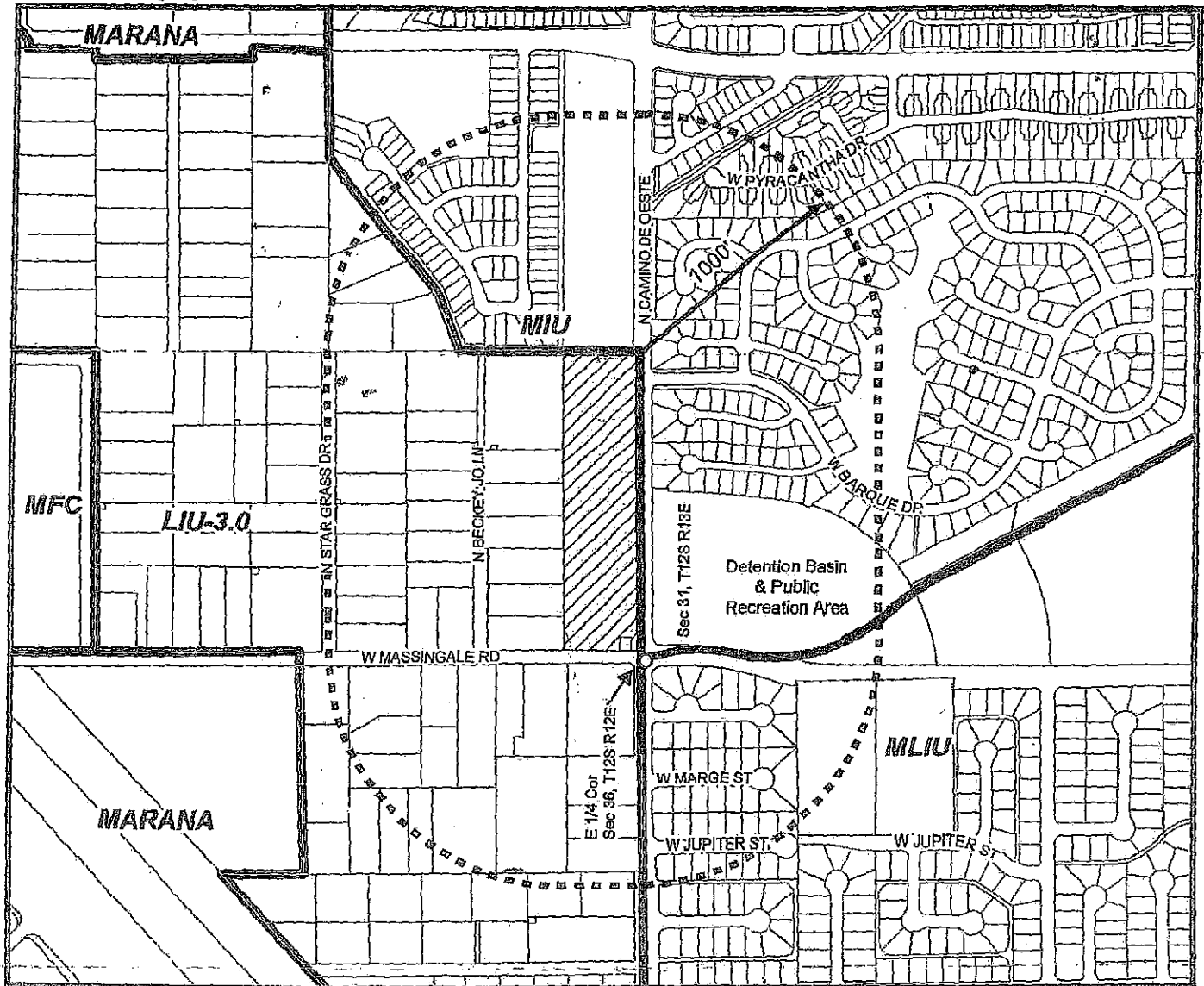
SR

[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

COMPREHENSIVE PLAN AMENDMENT


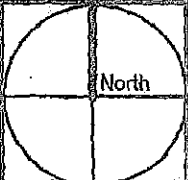
1,000 Feet

Planned Land Use



0 285 570 1,140 Feet

1000' Notification Area Subject Property

Taxcode: 221-35-0640	P19CA00004 HIGINIO - N. CAMINO DE OESTE PLAN AMENDMENT		Districts 1 Location: Northwest corner of W Massingale Road and N Camino de Oeste
	Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium Intensity Urban (MIU) 9.77 Acres +/-		
	Tortolita Planning Area under Pima Prospects Section 36, Township 12 South, Range 12 East		
	Planning and Zoning Commission Hearing: August 28, 2019	Map Scale: 1:8,000	
	Board of Supervisors Hearing: October 15, 2019	Map Date: August 5, 2019 / dms	

[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
1	221350010	7951 N Camino De Oeste	Robert Boykin	PO Box 241	Cortaro	AZ 85652
2	221350570	7640 N Beckey Jo Ln	Wayne Grab	7810 N Sandy Desert Trl	Tucson	AZ 85741
3	221350580	7660 N Beckey Jo Ln	Wayne Grab	7810 N Sandy Desert Trl	Tucson	AZ 85741
4	22135059A	7680 N Beckey Jo Ln	Knipp Family Trust	7680 N Beckey Jo Ln	Tucson	AZ 85741
5	22135060A	7710 N Beckey Jo Ln	Donald Hayes	5507 E Muriel Dr	Scottsdale	AZ 85254
6	22135061A	7730 N Beckey Jo Ln	Patrick Rodda	7730 N Beckey Jo Ln	Marana	AZ 85619
7	221350620	Well Site	GRAB NEIL 1/3 GRAB WAYNE 1/3 AND GL	7810 N Sandy Desert Trl	Tucson	AZ 85741
8	221350630	7760 N Beckey Jo Ln	Grab Family Trust	1972 E Carr Canyon Rd	Hereford	AZ 85615
9	22135084A	7840 N Jewelflower Dr	Sharon Pierce	7840 N Jewelflower Dr	Tucson	AZ 85741
10	221350850	7834 N Jewelflower Dr	Jeremy Strzalka	7834 N Jewelflower Dr	Tucson	AZ 85741
11	22135088A	4679 W Hoha Ln	Erin Unruh	4679 W Hoha Ln	Tucson	AZ 85741
12						
13	221350870	4673 W Hoha Ln	Daniel & Melanie Suazo	4673 W Hoha Ln	Tucson	AZ 85741
14	22135089A	4685 W Hoha Ln	Arturo Rivera	4685 W Hoha Ln	Tucson	AZ
15	221350900	4691 W Hoha Ln	Eric Jewell	4691 W Hoha Ln		
16	221350910	4699 W Hoha Ln	Michael Brooks	4699 W Hoha Ln	Tucson	AZ 85741
17	221350920	4703 W Hoha Ln	Catherine Brandt	4703 W Hoha Ln	Tucson	AZ 85741
	221350560	4658 W Massingale Rd	Karen Grab	7810 N Sandy Desert Trl	Tucson	AZ
18	22138013A	7525 N Camino De Oeste	Engelmann Family Trust	7525 N Camino De Oeste	Tucson	AZ 85741

[PUBLIC COMMENT SENT TO PLANNING DIVISION STAFF NOVEMBER 1, 2019]

221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
19						
20	22138034E	4645 W Mars St	Andrea Moulton	4645 W Mars St	Tucson	AZ 85741
21	225377650	4551 W Meggan Pl	CLAUDES RENTAL PROPERTIES III LLC	2856 W Sunnview Ln	Safford	AZ 85546
22	225377660	4561 W Meggan Pl	Richard & Marguerite Johnson	4561 W Meggan Pl	Tucson	AZ 85741
23	225377670	4571 W Meggan Pl	Janelle Todorovich	4571 W Meggan Pl	Tucson	AZ 85741
24	225377710	4560 W Meggan Pl	Ryan Griffin	5151 Corporate Dr	Troy	MI 48098
25	225377720	4550 W Meggan Pl	Nancy Curtis	4550 W Meggan Pl	Tucson	AZ 85741
26	225377700	4570 W Meggan Pl	Brian & Sharon Talbot	4570 W Meggan Pl	Tucson	AZ 85741
27	225377690	4580 W Meggan Pl	Kathy Jenkins	4580 W Meggan Pl	Tucson	AZ 85741
28	225377680	4581 W Meggan Pl	Alvaro Tache	4581 W Meggan Pl	Tucson	AZ 85741
29	225377920	4560 W Dunn Pl	Sean & Edee Cadin	4560 W Dunn Pl	Tucson	AZ 85741
30	225377930	4570 W Dunn Pl	Reichmann Family Trust	4570 W Dunn Pl	Tucson	AZ 85741
31	225377940	4580 W Dunn Pl	Kristen & Matthew Holmgren	4580 W Dunn Pl	Tucson	AZ 85741
32	225377950	4590 W Dunn Pl	Glenn Hamm	4590 W Dunn Pl	Tucson	AZ 85741
33	225377960	4591 W Dunn Pl	Dustin Hamm	4591 W Dunn Pl	Tucson	AZ 85741
34	225377980	4571 W Dunn Pl	Alan & Catherine Fisher	4571 W Dunn Pl	Tucson	AZ 85741
35	225377990	4561 W Dunn Pl	Soyla Taylor	4561 W Dunn Pl	Tucson	AZ 85741
36	225378000	4551 W Dunn Pl	Jennifer Holliday	12544 N Copper Spring Trl	Oro Valley	AZ 85755
	225378160	4562 W Vander Bie Ln	Mark Frost	4562 W Vander Bie Ln	Tucson	AZ 85741

221350640	7701 N Camino De Oeste	Higinio Avilez	7701 N Camino De Oeste	Tucson	AZ	85741
37						
38	225378170	4572 W Vander Bie Ln	Bohdan Ponce	4572 W Vander Bie Ln	Tucson	AZ 85741
39	225378180	4582 W Vander Bie Ln	Fournier Family Trust	13500 N Kachina Dr	Tucson	AZ 85755
40	225378190	4592 W Vander Bie Ln	Par Hendrickson	4592 W Vander Bie Ln	Tucson	AZ 85741
41	225378200	4591 W Vander Bie Ln	Benjamin & Sahara Lopez	4591 W Vander Bie Ln	Tucson	AZ 85741
42	22537821A	4581 W Vander Bie Ln	Susan Wester	11571 E Speedway Blvd	Tucson	AZ 85748
43	22537822A	4571 W Vander Bie Ln	Joseph & Annette Atkins	6205 S 1st Ave	Tucson	AZ 85706
44	22537823A	4561 W Vander Bie Ln	Robert Gonzales	4561 W Vander Bie Ln	Tucson	AZ 85741
45	225379020	4566 W Annabelle St	Jessica Long	4566 W Annabelle St	Tucson	AZ 85741
46	225379030	4570 W Annabelle St	Lynn & Karen Hoggan	8313 N Delta Ave	Tucson	AZ 85741
47	225379040	4574 W Annabelle St	Augustine & Guadalupe Quintero			
48	225385730	4581 W Joshua Ln	James Garcia	4581 W Joshua Ln	Tucson	AZ 85741
49	225385740	4591 W Joshua Ln	Christopher & Shanta Steigerwalt	4591 W Joshua Ln	Tucson	AZ 85741
50	225385750	4590 W Joshua Ln	Kyle & Megan Schroder	4590 W Joshua Ln	Tucson	AZ 85741
51	225385760	4580 W Joshua Ln	Charles Poblete	4580 W Joshua Ln	Tucson	AZ 85741
22135083A	7848 N Jewelflower Dr	Pelegrin & Diana Cruz	7848 N Jewelflower Dr	Tucson	AZ	85741