

AGENDA MATERIAL

DATE 9/15/20 ITEM NO. PA23

P20CR00001

CUMMINGS ET AL – E. REX MOLLY ROAD

CONCURRENT PLAN AMENDMENT AND REZONING

Neighbor Letters Received in Late August / September 2020

SEP 10 10:40 AM '20 P20CR00001-PA

Opposed = 4 Neighbors (not previously counted)

Support = 40 emails forwarded by applicant (37 Neighbors not previously counted) + 1 email

Mark Holden

From: Marvie Kaiser <[REDACTED]>
Sent: Thursday, September 10, 2020 10:00 AM
To: Mark Holden
Subject: P20CR00001 CummingsETAL-E Rex Molly rezoning

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.

Me Holden, I was embarrassed by the fear invoking notice that our HOA sent to our 600 plus community. They did not fact check their information before e-blasting their notice to the whole community. I think this was a response to the stresses suffered by all the intense building going on around us at this time.

My husband and I are excited that this young couple want to use this plot of land as an single family dwelling. Their plan offers a charming point of interest to the community and is more respectful of this beautiful desert.

When I talked to my neighbors, their concern seemed to be that once the zoning was changed then it would never be rezoned to residential leaving the door open for abuses such as running cattle on the land. People who have had bad experiences in other states with zoning changes.

My concerns are more my immediate area with barking dogs, drones flying over the wash looking into windows, and teenage boys in groups running over golf course at 3am yelling and screaming.

The planning commission has put a number of restrictions on this new purchase that seem to me would address community concerns. The restrictions against chickens I do not understand. In suburbs of Portland we were allowed to have 6 chickens: no roosters. It was a great experience for us and all of the neighbors!

We give our best wishes to the new neighbors who plan to develop this small parcel of land and hope you too will support them.

Thank you,
Bill and Marvie Kaiser
14180 E. Huppenthal Blvd
Vail, AZ 85641
[REDACTED]

MARVIE

Mark Holden

From: Fred Buchanan <[REDACTED]>
Sent: Tuesday, September 8, 2020 10:37 AM
To: Mark Holden
Cc: [REDACTED]
Subject: Rezoning Protest
Attachments: e rex ltr.docx; E Rex Molly Petition.pdf; E Rex Molly Article.pdf

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.

Dear Mr. Holden:

Attached is a letter of protest with two attachments. I am mailing the originals, but to avoid any possible USPS delay, I am sending those documents via this e-mail. I would appreciate confirmation of their receipt via e-mail and of their sufficiency for inclusion at the hearing. We will not attend, as we are practicing strict "sheltering" due to age and underlying conditions. Please advise if any further information is needed.

Sincerely,

Fred Buchanan
[REDACTED]
[REDACTED]

FRED E. BUCHANAN & GAIL M. BUCHANAN
10115 So. Great Plains Way
Vail, AZ 85641


September 8, 2020

Development Services Department
Planning Division
201 N. Stone Ave 1st Floor
Tucson, AZ 85701

RE: P20CR00001 CUMMINGS, ET AL – E. REX MOLLY ROAD PLAN AMENDMENT AND
REZONING

This letter is formally to protest the proposed rezoning as potentially damaging to the health and welfare of nearby residential property owners, cause of loss of property values due to lower use of adjacent property, and loss of enjoyment and livability of existing home properties. The cause of these losses is the proposed use of the rezoned property for stabling of horses and attendant activities including an exercise arena, all of which create substantial dust, odor, fly infestation, and noise. All of these attendant results lead to the human health hazards and loss of home values for single family residences for which the immediately adjacent areas are zoned and have been purchased.

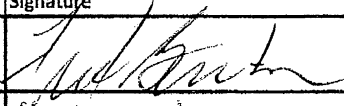
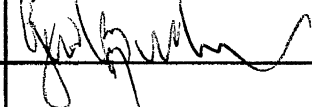
Our property is in an adjoining area under the Rancho Del Lago Community Association, within which the single family home owners have concerns directly the same as the petitioners the contiguous properties. We personally have experienced these human and environmental problems with neighboring horse activities, having owned a residence in Vail where horses were permitted. The adverse conditions are definitely not restricted to a 300' distance, but extend easily up to a mile.

Thus, we readily support the objections of homeowners within 1/4 mile of the property in question, of which there are approximately 200. There is ample MIR property immediately adjacent to the subject, so there is no apparent reason to rezone an established PDC Zone. We respectfully submit that the subject property should remain as presently zoned.

Attached are a recent Vail Voice letter to the Editor, and our signed petition.

Sincerely,

We the undersigned homeowners of the Del Webb Rancho Del Lago subdivision **oppose the rezoning** of the property located at 13650 E Rex Molly Drive for the reasons of health concerns and reduced property values.

	Date	Name	Property Address	Signature
1	4/8/20	FRED BUCHANAN	10115 S. GREAT	
2		& GAIL BUCHANAN	PLAINS WAY	
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residents that reside within the 300-foot area adjacent to the property. A number of DWRDL residents who live within the affected area have raised objections to the project based on the potential for increased levels of flies, dust, odors, noise and reduced property values.

Flies are attracted to horses and other farm animals because of urine and manure they produce. They are prolific multipliers. The planned 14,400 square foot horse arena will be a major source of dust. Planned Development Communities are required to have their yards covered with gravel. The entire property will likely be scraped off to bare dirt. While the Planning Commissioners did put a restriction as to where on the property the arena was to be located, they put no restrictions on the requesters to provide any system for mitigation of the dust, such as a sprinkler system or any other ground covering. With the prevailing northwestern winds, this will increase the dust in our neighborhood.

Also, there are a lot of seniors who, as they age, have breathing issues and allergies due to hay fever and dust. It is a fact that "Valley Fever" exists in the soil throughout this area. More than one resident that I know of, has already suffered from this illness. In addition, bales of hay needed to feed horses on the property, if not stored indoors, will also add mold and pollen that are not currently present on the property. I'm surprised that the Vail School District, who owns the five parcels located south the property along White Lightning Drive, three of which were originally slated to be a part of the DWRDL development, has not expressed concern for the health and welfare of their students.

The majority of DWRDL residents, when they built or bought here, have done so in their retirement years and are on fixed incomes. They chose DWRDL because it was a master planned, safe, quiet and active community. The requesters are telling everyone that our property values will go up due to rezoning. That's not necessarily

"Letters to the Editor"
continued from page 30

to be affected. If this proposed change in zoning is approved, our health and our financial viability as retired citizens will be compromised.

Almost ten years ago, my wife and I purchased our retirement "dream" home in the Del Webb at Rancho Del Lago subdivision of the Rancho Del Lago planned development, because we wanted to live in an area of upscale homes and be protected from the issues (such as noise, insects, odors and dust) that can arise from properties zoned as MIR GR-1. This property was zoned PDC SP for a reason and even one of the Planning Commissioners during the initial hearing questioned why this regressive zoning change should be approved as it runs contrary to the "master plan" for Vail.

The DWRDL community is an Active Adult 55 + community where most are retired individuals. We have worked hard all our lives to be able to build our "dream" home in this type of peaceful, sedate, quiet neighborhood. We do not understand why one family's dreams should take precedence over the people who have lived here for 10 years or more.

There are other locations for the requesters to build that are already zoned for farm horses and farm animals. I ask that the Pima County Board of Supervisors and the Pima County Planning Commission honor their original commitment to the residents of Vail and not rezone this property.

*Richard Keen
Del Webb at Rancho Del Lago, Vail*

Dear Editor,

This is an open letter to the Pima County Board of Supervisors, the Pima County Planning Commission, the residents at Del Webb at Rancho Del Lago, and residents of the greater Rancho Del Lago area of Vail.

There are a number of homeowners within the Del Webb at Rancho Del Lago (DWRDL) community that are feeling that we are under assault over a parcel of land that is the subject of a rezoning request, "P20CR0001 Cummings, ET AL - E. REX MOLLY ROAD CONCURRENT PLAN AMENDMENT & Rezoning." On its face, the request from the property owner's agent may seem simple, straightforward and reasonable.

The request is to change the zoning of Parcel #305-05-0690 at 13650 E Rex Molly Drive from the previous designation of PDC (Planned Development Community) SP to MIR (Medium Intensity Rural) GR-1. The property owner's agent wants to build a custom one-story house (their "dream" home), a 4-stall horse barn and a 14,400 square foot arena to exercise their 4 show horses.

The Pima County Planning Commission staff requested comments from all

"Letters to the Editor"
continued on page 38

Mark Holden

From: Joy LaCombe <[REDACTED]>
Sent: Monday, September 7, 2020 11:29 AM
To: Mark Holden
Subject: Fwd: Lou LaFrate is out going to door against Jessica and Todd's rezoning

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.

*Dear Mr. Holden,
Just to inform you that today on Labor Day our HOA VP, Mr. Lou LaFrate is going door to door and brow beating residents into signing a petition against Jessica and Todd's rezoning request. This petitions are illegally obtained as we have a no solicitation policy and that is for anyone and applies to residents as well as non residents. This petition should be disregarded as not legally obtained.*

*Thank you
Joy D. LaCombe
13826 E. Huppenthal Blvd
Vail, AZ 85641*

*#1 No Board members should be so blatantly misusing their power in this manner
#2 We have ARS Statutes signs stating 'No Solicitation is allowed'
#3 If a resident states 'no' they don't want to sign, he is brow beating them and
#4 He has no mask on so he is endangering all residents by going to door and exposing them to possible COVID.*

From: Spencer Brod <spencer@hoamanagementsolutions.com>
Sent: Thursday, September 3, 2020 10:27 AM
To: Mark Holden
Subject: Objection to P20CR00001 CUMMINGS ET AL – E. REX MOLLY ROAD PLAN
AMENDMENT AND REZONING

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.

Dear Mr. Holden,

I am contacting you as the representative of the Rancho del Lago Community Association to oppose the rezoning of Parcel 305050690 from SP(Specific Plan) to GR-1 Rural.

Homeowners at Rancho del Lago purchased their home in part because of the protections offered by living in a master planned community. We believe that rezoning this parcel would be a step backwards and erode negatively the plan envisioned by the Vail Valley Ranch Specific Plan.

Should you have any questions regarding the contents of this email, please contact me.

Yours truly,
Spencer
Brod

Spencer Brod
Managing Agent
Rancho del lago Community Association
5515 East Grant Road, Suite 200
Tucson, AZ 85749
520-760-7793 office
310-754-5854 cell

Date: August 14, 2020

From: Deborah F. Wilson

To: Pima County Board of Supervisors

RE: Rezoning of 13650 E Rex Molly – Vail, AZ



Received Aug 20, 2020

To Whom It May Concern,

The information received concerning rezoning and the effect it will have on the Del Webb Community in Vail should **NOT** be Approved.

I personally have served on the Zoning and Variance Committee for 10 Years in Montana. I am a licensed Real Estate Broker in Arizona and have been for 37 years. To date my husband and I have sold over 100 homes in this community and I feel that it is my duty to defend the property owners of this community.

I am attaching proof of what this type of zoning change will do to the property values of homes in the Del Webb Community.

The property located at 10200 S Binder Drive inside the Del Webb Community was appraised on July 19, 2019. The subject property was affected in a negative evaluation by \$30,000 because of the elementary school located behind the subject property. All the setbacks and buffers were in place between the property and the school. This is an elementary school with the parking lot closest to the home. There is no sports field – field lights – stadium or anything that would harm the view or any other adverse concerns. The subject home sits on a high lot with the school only being seen from a distance. I am attaching the copy of the comparable used and highlighted the adjustments made by the appraiser.

Several months later, after much consideration of another appraiser we were able to have the home at 10226 S Binder Drive appraised without any adjustments regarding the school. Showing the difference in opinions of appraisers.

Ms. Ogiba has been a real estate broker since 2008 and knows very well the affect this rezoning will have on this 55+ Retirement Community. It will adversely affect the value of homes in this community. It is unfortunate for the Ogiba's that this is an issue for them. Since this change will ride with the property and future owners considerations should not be considered on how well a person cares for their animals.

Respectfully,

A handwritten signature in cursive script that reads "Deborah F. Wilson".

Deborah F. Wilson

A solid black rectangular redaction mark covering several lines of text.



Map for Parcel Address: 10200 S Binder Dr Vail, AZ 85641-5996 Parcel ID: 305-73-5630



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Information Deemed Reliable But Not Guaranteed.

Uniform Residential Appraisal Report

File No. 9SF-0419

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 339,628 to \$ 399,000							
There are 32 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 258,030 to \$ 385,000							
FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
10200 S Binder Dr	13748 E Rose Surrey St	13829 E Poelstra St		13837 E Poelstra St			
Address Vail, AZ 85641-5996	Vail, AZ 85641-5924	Vail, AZ 85641-5921		Vail, AZ 85641-5921			
Proximity to Subject	0.09 miles SE	0.16 miles NE		0.17 miles NE			
Sale Price	\$ 390,000	\$ 385,000	\$ 314,900	\$ 320,000			
Sale Price/Gross Liv. Area	\$ 163.39 sq. ft.	\$ 149.75 sq. ft.	\$ 131.92 sq. ft.	\$ 134.06 sq. ft.			
Data Source(s)	TARMLS #21907194;DOM 180	TARMLS #21829391;DOM 162	TARMLS #21828333;DOM 98				
Verification Source(s)	CRS, Assessor	CRS, Assessor	CRS, Assessor				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing	ArmLth	ArmLth		ArmLth		ArmLth	
Concessions	Conv:0	VA:5000	0	VA:1200	0		
Date of Sale/Time	s05/19;c03/19	s05/19;c01/19		s03/19;c11/18			
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6206 sf	6534 sf	0	6534 sf	0	6634 sf	0
View	B;Mtn;School	N;Res;Mtn	7,500	N;Res;	30,000	N;Res;	30,000
Design (Style)	DT1;Contem.	DT1;Contem.		DT1;Contem.		DT1;Contem.	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	1	3	5,000	5	10,000	5	10,000
Condition	C2	C2		C2	2,500	C2	2,500
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths		Total Bdrms: Baths		Total Bdrms: Baths	
Room Count	7 2 2.1	7 2 2.1		7 2 2.1		7 2 2.1	
Gross Living Area	65 2,387 sq. ft.	2,571 sq. ft.	-11,960	2,387 sq. ft.		2,387 sq. ft.	
Basement & Finished	0sf	0sf		2,373		2,373	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Ref	FWA/Ref		FWA/Ref		FWA/Ref	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	3ga2dw	-4,000	3ga2dw	-4,000	3ga2dw	-4,000
Porch/Patio/Deck	Patios,Porch	Patios,Porch		Patio,Porch	3,000	Patios,Porch	
Fireplaces, Etc	None	BBQ,F/P	-2,000	None		BBQ	-1,000
Fence, Pool, Etc	Fence,Lndscp	Fence,Lndscp		Fence,Lndscp		Fence,Lndscp	
Interior amenities	Upgr'd amenities	Upgr'd amenities	-5,000	Upgr'd amenities		Upgr'd amenities	
Net Adjustment (Total)			\$ 10,460		\$ 41,500		\$ 37,500
Adjusted Sale Price of Comparables		Net Adj. -2.7% Gross Adj. 9.2%	\$ 374,540	Net Adj. 13.2% Gross Adj. 15.7%	\$ 356,400	Net Adj. 11.7% Gross Adj. 14.8%	\$ 357,500

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explainMy research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) TARMLS, CRS and the County Assessor

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) TARMLS, CRS and the County Assessor

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	02/21/2018			
Price of Prior Sale/Transfer	\$299,771			
Data Source(s)	CRS, Assessor	TARMLS, CRS, Assessor	TARMLS, CRS, Assessor	TARMLS, CRS, Assessor
Effective Date of Data Source(s)	07/23/2019	07/23/2019	07/23/2019	07/23/2019

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property was previously purchased as a builder, land/home package and has no TARMLS listing with a purchase price of \$299,771 on 02/21/2018. The subject has no other prior transfers/sales over the past three years. The comparable sales have no other sales than those listed within the grid.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach \$ 367,500

Indicated Value by: Sales Comparison Approach \$ 367,500 Cost Approach (if developed) \$ 389,700 Income Approach (if developed) \$

Most emphasis is given to the Sales Comparison Analysis as it tends to reflect current economic conditions, market activity levels, buyer attitudes and alternatives. The income approach to value was not developed, as it was not considered necessary for credible assignment results, given the intended use of the appraisal.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: See Attached Addendum

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 367,500 as of 07/19/2019, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

24397607

24397607
File # Mitchell

There are <u>1</u> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 244,500 to \$ 580,000	
There are <u>3</u> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 242,500 to \$ 580,000	
PROPERTY Address: 1225 S Birch Dr Vail, AZ 85641	SUBJECT 13748 E Rose Surrey St Vail, AZ 85641
COMPARABLE SALE #1 Address: 14538 E Desert Plume Ct Vail, AZ 85641	COMPARABLE SALE #2 Address: 14205 E Placita De La Zurita Vail, AZ 85641
COMPARABLE SALE #3 Address: 14205 E Placita De La Zurita Vail, AZ 85641	
Distance to Subject: 0.07 miles SE	Distance to Subject: 1.16 miles SE
Sale Price: \$ 408,000	Sale Price: \$ 385,000
Sale Price/Gross Liv. Area: \$ 157.59 sq.ft.	Sale Price/Gross Liv. Area: \$ 149.75 sq.ft.
Data Source(s): MLSSAZ#21907194;DOM 180	Data Source(s): MLSSAZ#21907233;DOM 16
Verification Source(s): Apn:305731620 05/10/2019coe	Verification Source(s): Apn:305902370 06/03/2019coe
Verification Source(s): Apn:205876070 07/15/2019coe	
VALUE ADJUSTMENTS	DESCRIPTION
Description: ArmlLth	Description: ArmlLth
Description: Conv:0	Description: Conv:0
Description: s05/19;c04/19	Description: s06/19;c03/19
Description: N;Res;	Description: N;Res;
Description: Fee Simple	Description: Fee Simple
Description: 4356 sf	Description: 20138 sf
Description: N;Res;Mtn	Description: N;Res;Mtn
Description: DT1;Contemp	Description: DT1;Contemp
Description: Q3	Description: Q3
Description: 2	Description: 13
Description: C2	Description: C3
Description: Total Bdrms. Baths	Description: Total Bdrms. Baths
Description: 7 2 2.1	Description: 8 4 2.1
Description: 2,589 sq.ft.	Description: 2,919 sq.ft.
Description: 0sf	Description: 0sf
Description: Average	Description: Average
Description: Fwa / Ac	Description: Fwa / Ac
Description: DI.Pne, C.Fans	Description: DI.Pne, C.Fans
Description: 3ga3dw	Description: 3ga3dw
Description: Front / Rear	Description: Front / Rear
Description: 1	Description: 1
Description: None / None	Description: Pool / None
Description: Good	Description: Superior
Description: Net Adjustment (Total)	Description: Net Adjustment (Total)
Description: \$ 31,530	Description: \$ -12,214
Description: Net Adj. 8.2 %	Description: Net Adj. 2.8 %
Description: Gross Adj. 8.2 %	Description: Gross Adj. 25.0 %
Description: \$ 416,530	Description: \$ 421,786
Description: \$ 416,530	Description: \$ 416,873

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) CRS Public Record

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) CRS Public Record

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	06/20/2018			
Price of Prior Sale/Transfer	\$0			
Data Source(s)	CRS Public Records	CRS Public Records	CRS Public Records	CRS Public Records
Effective Date of Data Source(s)	10/09/2019	10/09/2019	10/09/2019	10/09/2019

Analysis of prior sale or transfer history of the subject property and comparable sales

The subject transferred via Quit Claim Deed as reported and sold on 11/01/2017 in the amount of \$301,095. The subject has no other recorded sale or transfer history within the past 36 months. There has been no recorded sale or transfer history in the prior 12 months for any of the comparables.

Summary of Sales Comparison Approach

See Supplemental Narrative

Indicated Value by Sales Comparison Approach \$ 416,500

Indicated Value by: Sales Comparison Approach \$ 416,500 Cost Approach (If developed) \$ 421,339 Income Approach (If developed) \$ 0

The income approach was considered and deemed to not be appropriate for this property use. The cost approach seldom is reliable due to the age of the subject improvements. The preferred method is the sales comparison approach which most closely resembles the actions of buyers and sellers in the market place.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 416,500 as of 10/09/2019, which is the date of inspection and the effective date of this appraisal.

Hello Future Neighbor!

Due to a vast amount of incorrect information being circulated within your community, we wanted to take a moment of your time to provide accurate information. We are currently attempting to rezone 13650 E. Rex Molly Road back to its original zoning, GR-1 (Rural Residential) and amend the General Plan from Planned Development Community to Medium Intensity Rural. In its current zoning and plan, someone can build multiple two-story homes on the 2.5 acre lot, without your or your rural neighbors input. When your community was built, the developer walled this privately owned property out of the subdivision.

Our plan is to build a single story residence along with a small four stall horse barn for our family and our show horses. We wanted to share a bit about our family since we aren't able to meet with everyone in-person. My husband is in law enforcement and I am an Executive for a hospital. Additionally, we have 2 year old twins (a boy and a girl). We love the diversity of Vail and the high quality education that our children will receive. We have been warmly welcomed by many of your neighbors.

In late July, the Pima County Planning and Zoning Commission approved our application with conditions. A couple of the conditions were set in-place to help ease concerns from Del Webb residents. They are listed below (if you would like the official Pima County Minutes from that meeting, please email or call us):

- Adherence to the sketch plan (included in packet) as approved, and keeping of no more than four (4) horses and two (2) goats (female or neutered male goats only) on site.
- No other types of livestock or small farm animals shall be permitted. *This includes no cattle or chickens.*
- No horses from off-site shall be permitted to use the facilities on-site.
- Less restrictive rezoning applications may not be submitted under the approved comprehensive plan designation. A separate comprehensive plan amendment and rezoning are required for less restrictive zoning.
- Per request of the Planning and Zoning Commission, the horse facilities were moved to the western property boundary.

We ask that prior to jumping to conclusions about horses bringing in flies, odor or unsightly elements that you look within the rural neighborhood that borders your community. There are currently numerous horses already located throughout neighboring properties. We have spoken to many Del Lago homeowners who own properties or regularly enjoy using open air community facilities that neighbor horse properties. They all stated that they cannot smell the horses and that flies are not a problem.

Below are a few facts that are important to know:

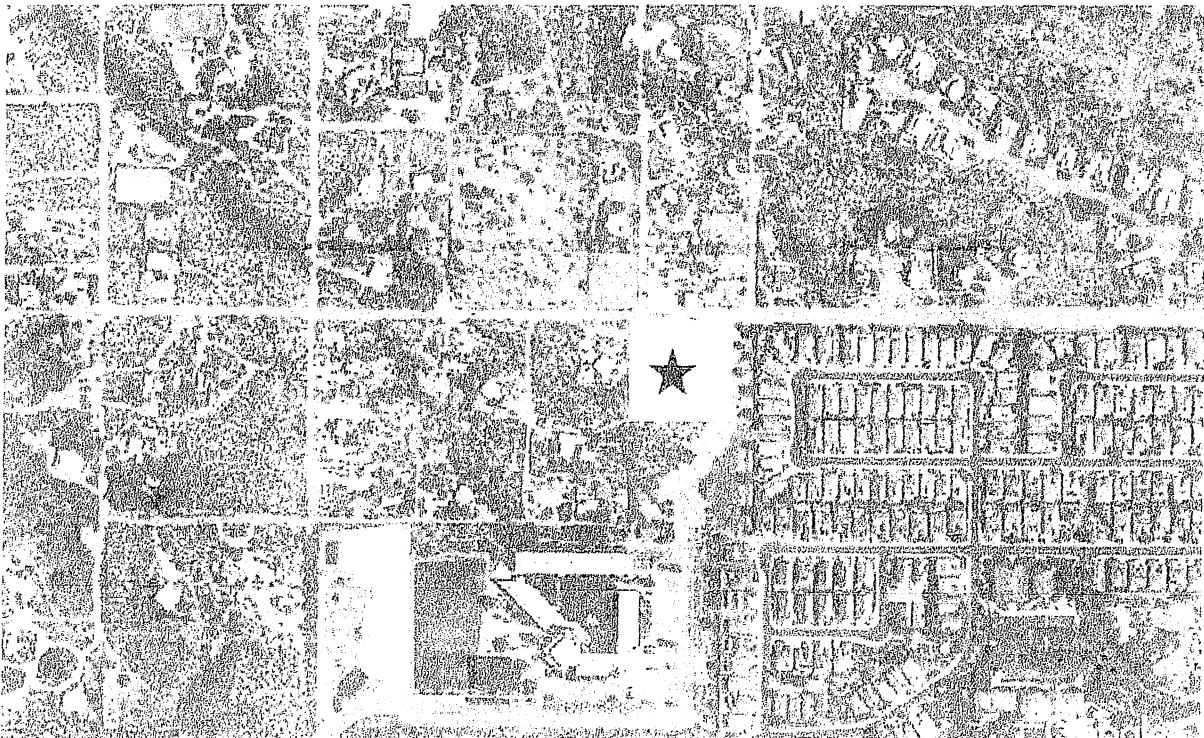
- The horse barn will be 320 feet from the back wall of your community.

- We have received full support from 75% of the home owners in Del Webb who will be closest in proximity to our proposed horse facilities. The remaining house has remained neutral throughout.
- We have received 100% support from everyone we have spoken to outside of the Del Webb community.
- Our family practice is to clean stalls twice daily and remove manure off site once or twice a week (dependent on waste company).
- We have heard some concerns about animals making noises. Horses are rather quiet animals and only whinny on occasion.

In early September, the Pima County Board of Supervisors will be meeting to approve or deny our application. We understand that you may have already signed a letter or petition of opposition based on incorrect, inaccurate or incomplete information. **It's not too late to change your mind or show your support!** We have already received numerous requests from neighbors who have changed their minds. All you need to do is email Jessica.ogiba@gmail.com and state you are in support of our rezoning/plan amendment at 13650 E. Rex Molly. If you have questions or need assistance in showing your support, please call us directly at (480)329-2074 or email.

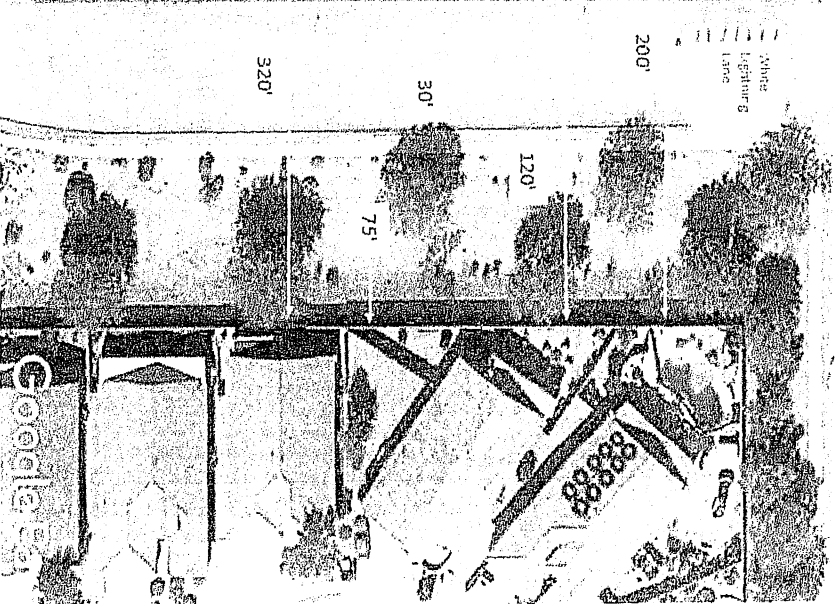
Thank you for your time!

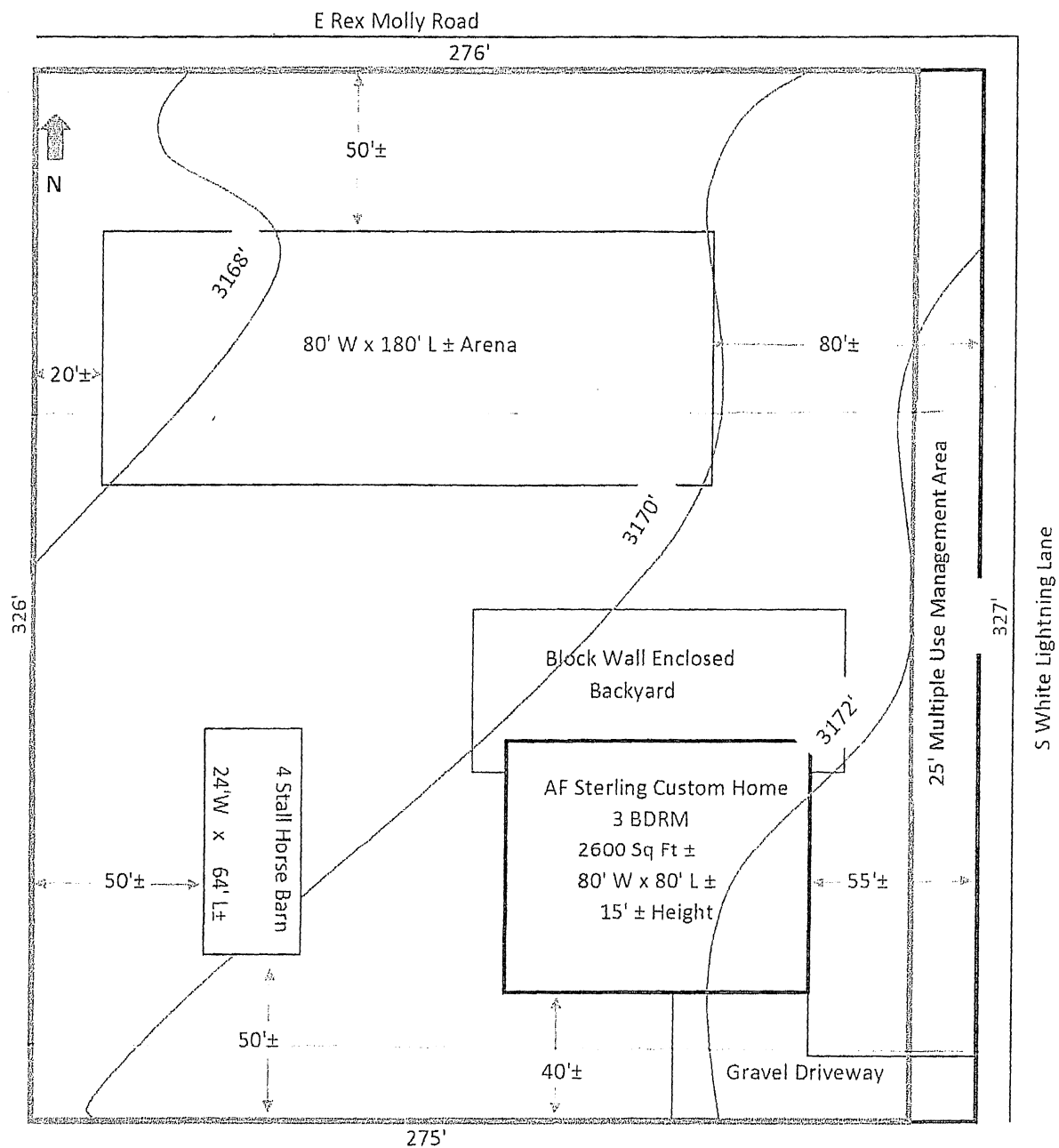
Todd and Jessica Ogiba





Box Apple Road



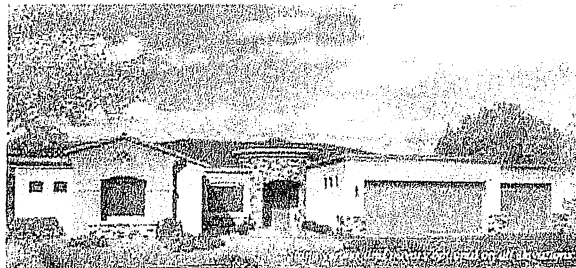


13650 E Rex Molly Dr.

Parcel # 305-05-0690

Area = 2.5 Acres ±

*Perimeter fence indicated by red line.



Mark & Debby Hvidsten

13725 E. Weiers Street

Vail, AZ 85641



Received 28 August 2020

August 24, 2020

This letter is concerning the rezoning of 13650 E Rex Molly Road P20CR00001 Cummings.

We have had conversations and spent time evaluating the rezoning of this property and we want to be sure it is understood that we now

oppose the rezoning of this property.

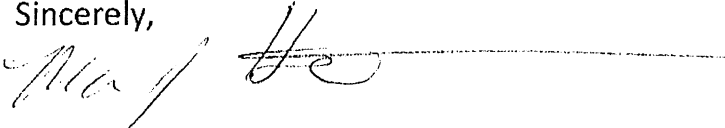
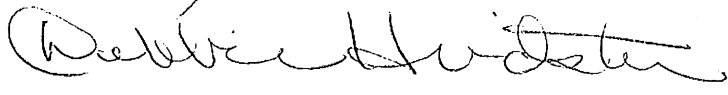
We feel the affect of this rezoning would affect our quality of life and many others in our Community. We feel the zoning should stay as it is.

We are retired and love our outside lifestyle.... The rezoning would definitely affect that.

Thank you for letting us give our opinion and hope you will see ours and our neighbors.

PLEASE, Vote to keep the property zone as is and not rezone.

Sincerely,



8/24/20

Mark Holden

From: DSD Planning
Sent: Monday, August 31, 2020 7:56 AM
To: Mark Holden
Subject: FW: BOS Mtg Sept 15, 2020 - P20CR0001 Cumming, ET AL - E. Rex Molly Road Plan Amendment and Rezoning

FYI.....

From: Steve Gordon [REDACTED]
Sent: Sunday, August 30, 2020 4:31 PM
To: DSD Planning <DSDPlanning@pima.gov>; COB_mail <COB_mail@pima.gov>
Cc: Steve Gordon [REDACTED]
Subject: BOS Mtg Sept 15, 2020 - P20CR0001 Cumming, ET AL - E. Rex Molly Road Plan Amendment and Rezoning

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.

I received your notification of my opportunity to respond in reference to the subject item. Please accept this email as my comments and support.

Thank you for allowing me a few moment to speak on this effort and providing my full support to this family and rezoning efforts. My wife and I live in one of the ONLY 9-houses that are directly affected by this request within the HOA fence...again, we both fully support this fantastic opportunity for this family.

Some points I wish to speak upon, in evidence why this BOS should grant their request:

1. Any letters received from residents of the HOA that are against the rezoning should be discarded because:
 - a. The HOA that has taken upon themselves to drive a negative response/perception has to have an alternative reasoning. They immediately sent out an email blats to all 606 homes in our HOA providing INACCURATE information. As soon as they had the corrected information (same day), it took them days for them to send out a retraction. They asked residents to send a NO letter to the zoning committee, but never asked them to retract those emails based on the new information. They did not give the perception of those that agree with the effort to also send in their support.
 - b. Members of the board walked door to door, against our posted policies, to have residents sign a petition based on WRONG information-with knowledge of the wrong information. Again, not a petition to support but to go against.
 - c. The HOA stated the level of noise, dust, and insects as justification.
 - i. They never did anything about a rooster that made noise DAILY. Much louder than 4 horses on a daily, normal, basis.

- ii. They have never done anything about the Security monitor at the school and their dog that barks consistently-past major issue
 - iii. We live in a desert environment, having an established residency and barn has to reduce the amount of dust
 - iv. They referenced flies that are known to be in Asia and South America. If they mean local variants of this insect, we have a greater risk because of the wildlife (rabbits/coyotes) then we do the 4 horses to be kept on the property
 - v. These insects are a risk if the "waste" is not managed. I have talked extensively to this couple about their plans to ensure a clean area, the board has NOT gone to any level to try to understand the plans.
- d. This area has similar zoning. The board has said this is not true, trying to get residents to make decisions, again, with wrong facts.
- e. While there are a number of examples that show this board continues to try to force their own agenda, no matter the story. I wish to provide one example that affects this County Board directly, a recent example is where a board member stated we would stage pedestrians crossing a public street so that the County will put in a crosswalk. I have tried to reach out to a number of County Agencies and no response back. Staging a false need should show that this board will do anything to support their own narrative and any direction should be fully questioned and not followed blindly.
2. It has been stated that the value of my home will be reduced. How can this be known at this time? I can say it will increase my value. Who is to say which direction it will really go? If anything has been a risk to the value of my home, it is this board's decision to CLOSE our amenities that have no BOS restrictions during this current pandemic (on-going). Not the fact that a custom home will be built behind our walls. Not the fact that a custom home is not a "manufactured" home from the 1980's. I have to believe my value will not be affected by this request in any negative manner.

Again, my wife and I fully support this effort and respectfully request the Board to ignore the comments from a very selective few based on miss-information from a board that does not check facts before sending out information and approve the couple's request to rezone this specific plot of land.

If this board would like to discuss the "cross walk" effort, I am happy to make myself available.

Thank you again for your time and support for this effort.

Stephen and Renate Gordon

10164 S Gold Wagon
Way
Arizona
85641
[REDACTED]

Vail,
[REDACTED]

From: Gene Liefke

Sent: Wednesday, August 12, 2020 4:35 PM

To: [REDACTED]

Subject: Support

Hi Jessica,

Diane and I live in Del Webb and have for the past 6 years. We want you to know that you have our full support for your application. Do not let the HOA board of Del Webb intimidate you, they speak for a very few people in this community. In fact I think they only speak for themselves.

Gene and Diane Liefke

10244 S Black Surrey Dr.

[REDACTED]

From: Diane Wimmer

Sent: Wednesday, August 12, 2020 5:25 PM

To: [REDACTED]

Subject: Support

I along with Lisa Johnson, co-owner of property support your efforts for rezoning.

Diane Wimmer

13958 E Via Cerro del Molino

Vail Az

Sent from my iPhone

From: Ellie Kwader-murphy
Sent: Wednesday, August 12, 2020 5:04 PM
To: [REDACTED]
Subject: Letter and Diagrams :) :)

Thank you, very much, for your letter and diagrams/map. I appreciate receiving this information. I haven't been aware of any petitions. However, I do support your venture. Welcome to our area and neighborhood!! Blessings, Ellie Kwader-Murphy at 13744 E. Carruthers Street in Del Webb at Rancho Del Lago. :) :) :) :)

From: [REDACTED]
Sent: Thursday, August 13, 2020 6:15 AM
To: [REDACTED]
Subject: Rezoning / Plan Amendment at 13650 E Rex Molly

I support your application for the rezoning / plan amendment at 13650 E Rex Molly.

I closed escrow on my home in Del Webb at the end of March 2020 at 13927 E Brotherton. I am aware I chose to live in a rural community. My lot borders Rex Molly.

Part of the appeal of Vail is that it is a rural community. I personally do not hear any horses or encounter any flies. Occasionally I might hear a rooster or two, an owl, coyotes howling, but that is what living in a rural community is all about. I know we are smack dab in the middle of an open range and there are deer around. I scratched my head in disbelief when I read the HOA email, later corrected. I am sorry the board did not gather facts before running on emotion.

Welcome to the neighborhood. I hope you and your family enjoy living out here as much as I do.

Sincerely,

Patricia Benner

Sent from Mail for Windows 10

From: Craig Feldick

Sent: Thursday, August 13, 2020 2:53 PM

To: [REDACTED]

Subject: Support of Rezoning/Plan Amemdment at 13650 E Rex Molly

Dear Mr. and Mrs. Ogiba,

Thank you for sending detailed information on your request to rezone 13650 E. Rex Molly Road and your plans for that property. I fully support this rezoning/plan amendment and strongly urge the Pima County Board of Supervisors to approve your application. This is my first opportunity to state my support of your application with Pima County.

Sincerely,

Craig A. Feldick, resident of Del Webb at Rancho del Lago

14168 E. Huppenthal Blvd

Vail, AZ 85641

Tele: [REDACTED]

Email: [REDACTED]

From: Carol and Jess
Sent: Thursday, August 13, 2020 3:50 PM
To: [REDACTED]
Subject: 13650 E Rex Molly Dr.

Todd and Jessica Ogiba,

Hello. I received your letter today. I have never been opposed to your plan to build a home with a barn and an arena.

I live in Del Webb but a mile east off Rex Molly with my home bordering the developer perimeter wall to the street.

The information and the layout is an absolutely perfect home site. I would love this for myself.

So please use my email in support of your plan.

Both my husband and I say welcome to the neighborhood.

Carol and Jess Anaya
10051 S Telega Dr.
Vail, AZ 85641

From: Kathleen Cole
Sent: Thursday, August 13, 2020 4:19 PM
To: [REDACTED]
Subject: Yes vote

Hello Jessica,

We live in Del Webb at Rancho Del Lago and vote yes in support of your application to rezone 13650 R Rex Molly.

We look forward to seeing your horses some day 🐾 Kathy and Tom Cole.

13989 E Via Cerro del Molino.

From: Kevin Hamler
Sent: Thursday, August 13, 2020 1:36 PM
To: [REDACTED]
Subject: Rezoning 13650 E Rex Molly

Hi!

My wife and I live on the Del Webb community, and wholeheartedly support the zoning amendment of the above property.

We look forward to having you as neighbors!

Kevin & Sash Hamler
10351 S Tea Wagon Way
Vail, AZ 85641

From: Diane Boysen
Sent: Thursday, August 13, 2020 4:51 PM
To: [REDACTED]
Subject: SUPPORT

MY HUSBAND AND I SUPPORT YOUR REZONING/PLAN AT 13650 E. REX MOLLY.

WE LIVE IN THE DEL WEBB COMMUNITY AT 14001 E VIA CERRO DEL MOLINO.

WELCOME!!!

OTTO AND DIANE BOYSEN

From: [REDACTED]
Sent: Thursday, August 13, 2020 6:59 PM
To: [REDACTED]
Subject: Your Rex Molly Property Plans

Hello Jessica and Todd,

Firstly, I was not presented with, nor did I sign, any petition in opposition to your residential development plans at 13650 E. Rex Molly Rd. Perhaps it is because my home in the Del Webb community is on the entire opposite side of the main development. In fact, I am on a street physically separated from the primary development by Via Rancho Del Lago. Therefore, my property will feel no impact from your construction activity or your horses.

That said, I want to commend your effort at outreach to myself and my fellow homeowners at Del Webb. I thank you for sending out your letter introducing yourselves and your family, and providing your planning schematics with considerable attention to detail.

During a most difficult year, when so much in the world seems to be disheveled and in a state of confusion, many of us are looking inward, within our small "bubble" of family, a few friends, and the shelter of our homes, for comfort and security. Here in Vail, we look around and see our area changing dramatically. What was once quiet and comfortably removed from suburbia, is now overrun by multistory homes, the streets leading to them, and the vehicles carrying their residents back and forth. With gentrification it can be easy to forget that Vail was once the land of ranches and clear vistas, and along with that many horses among other critters both wild and domestic.

I wish you success in your rezoning effort and the building of your home. If this is your "dream" home, may you come to find that your Del Webb neighbors, having settled here following careers and often adventurous lives from all over the US and internationally, are truly friendly, and striving to fulfill our modest dreams of safety, happiness, and sense of community, in this beautiful area as well.

Most sincerely,

Lisa-Maria Padilla
Landscape Photography
Vail, Arizona

13953 E Via Cerro del Molino

From: Duane

Sent: Friday, August 14, 2020 6:45 AM

To: [REDACTED]

Subject: re 13650 E. Rex Molly Road.

All, as a resident of Del Webb (10171 S Tea Wagon Way) we (Duane & Cate) are happy to support the Ogiba plans to build on Rex Molly Road. We see no issues with their plans and would welcome them w/open arms.

Good Luck!

Duane & Cate Conger
10171 S Tea Wagon Way

P.S. Side note, the school is more of a nuisance (noise) than I suspect the Ogiba's will be.

From: David Jelaca
Sent: Friday, August 14, 2020 9:13 AM
To: [REDACTED]
Subject: Rezoning/Plan Amendment

I am writing in support of your rezoning/plan amendment at 13650 E. Rex Molly in Vail.

Thank you,

David Jelaca
10320 S. Black Surrey Drive
Vail, AZ 85641

From: Cindy Herron
Sent: Friday, August 14, 2020 9:18 AM
To: [REDACTED]
Subject: Rezoning of property on Rex Molly

Hi Jessica,

This email will be my approval for the rezoning of the property located at 13650 E. Rex Molly Road.

Thanks,

Lucinda D Herron
14028 E Voss St
Vail, AZ. 85741
Del Webb at Del Lago

Sent from my iPhone

From: GEORGE WEATHERFORD

Sent: Thursday, August 13, 2020 11:17 AM

To: [REDACTED]

Subject: Property

Good Day

After seeing your plan ,I remove any objection I had to your plan.

Welcome to the neighborhood.

George Weatherford

13745 E Poektra St.

From: Susansibold

Sent: Friday, August 14, 2020 1:46 PM

To: [REDACTED]

Subject: Property at 13650 E Rex Molly Dr

You have my support 100% to build on your Parcel # 305-05-0690. I am a full time resident of Del Webb and I live at 14030 E. Britzka St. Vail 85641. Welcome to the neighborhood. Susan E Sibold ([REDACTED])

[REDACTED]

From: Victoria

Sent: Friday, August 14, 2020 10:42 PM

To: [REDACTED]

Subject: Rex Molly Residence

Hello Jessica,

Received your letter yesterday regarding the property off Rex Molly you will be purchasing. We have no problems with the house, horse barn, riding arena, etc. We have not signed any previous petition or letter requesting denial of this property for horses and goats. We say 'to each his own'.

Thank you,

David and Victoria Victor

14104 E. Voss Street, Vail, AZ

From: Marilyn Francis

Sent: Friday, August 14, 2020 11:07 AM

To: [REDACTED]

Subject: Property on Rex Molly

Hi, We are homeowners in Del Webb Rancho Del Lago. We would like to fully support the proposed development at the corner of Rex Molly and S White Lightning Lane. We regularly bike/walk past this corner, and would welcome such a beautifully planned home and horse facility. There are other horse properties nearby the school and Del Webb, and these do not seem to detract at all from the area. The plan proposed by the Ogiba's certainly looks like it will be a lovely country-like addition to the area....certainly preferable to a "2 story home on small lots" development.

Thank you for your time, Marilyn and Skip Francis

14050 e Via Cerro Molino

Vail, AZ

From: M Lane

Sent: Thursday, August 13, 2020 9:21 AM

To: [REDACTED]

Subject: Rezoning Amendment Request

Mr and Mrs. Ogiba,

We support your petition to request amendment of your property at 13650 E Rex Molly from GR-1 (Rural Residential) to Medium Intensity Rural.

Best to you

Mike and Patti Lane

10390 S Brimhall Drive

Vail, AZ

From: Robert Salter
Sent: Saturday, August 15, 2020 9:25 AM
To: [REDACTED]
Subject: Hello Future Neighbor

Jessica and Todd Ogiba

We are sorry you have to go through all this trouble because our HOA posted some mis-information regarding your attempts to rezone the property.

You have our full support.

Robert and Melinda Salter
10151 South Black Surrey Drive
Vail, Arizona 85641

From: Ev Campbell

Sent: Sunday, August 16, 2020 8:02 AM

To: [REDACTED]

Subject: Re-zoning

We, Thomas and Evelyn Campbell, in Rancho Lago Del Webb Subdivision have no objection to the construction of your home, outbuildings, and arena.

Welcome to the area!

Get [Outlook for Android](#)

13931 E Carruthers St.

From: Paul & Nancy Peterson
Sent: Monday, August 17, 2020 8:51 AM
To: [REDACTED]
Subject: Rezoning Property

We are in total support of your rezoning/plan amendment at 13650 E Rex Molly. We feel that it is better for the community than the prospect of a developer putting in a multiple housing project, increasing the population and traffic in the neighborhood.

Good luck,
Paul & Nancy Peterson
10123 S Tea Wagon Way

From: Philip Walthall

Sent: Monday, August 17, 2020 9:56 AM

To: [REDACTED]

Subject: Rezoning on Rex Molly etc

Todd and Jessica,

Even though I am personally allergic to most every animal that whinnies, bleats, clucks, barks or meows - we see nothing that should hinder your horse/goat operation. We like that you plan to clean stalls twice daily and remove manure off site - in other words keep it clean.

Welcome to the neighborhood!

Phil and Fran Walthall

-

13761 E Poelstra St.

From: [REDACTED]
Sent: Monday, August 17, 2020 10:32 AM
To: [REDACTED]
Subject: rezoning

We are in support of your rezoning/plan amendment at 13650 E Rex Molly Vail , AZ. This is our first response to the issue.

ABRAHAM LINCOLN LANDREVILLE

DONNA MARIE LANDREVILLE

HOMEOWNERS

13904 E POELSTRA ST VAIL, AZ 85641

DEL WEBB NEIGHBORHOOD IN RANCHO DEL LAGO VAIL , AZ

any questions [REDACTED] or [REDACTED]

From: Maralynn
Sent: Tuesday, August 18, 2020 9:03 AM
To: [REDACTED]
Subject: Rezoning

Good Morning!

I support the rezoning of the property at 13650 E Rex Molly.

Maralynn Sotoloff
10342 S Tea Wagon Way
Del Webb Community

Good luck!

From: Arland Crump
Sent: Tuesday, August 18, 2020 9:41 AM
To: [REDACTED]
Subject: Rezoning at 13650 E. Rex Molly

I have no objections to the rezoning and I am a Rancho Del Lago resident.

Sincerely,
Arland Crump
13905 E. Cerro Del Lago
Vail, AZ 85641

From: Thomas Kemp
Sent: Tuesday, August 18, 2020 4:59 PM
To: [REDACTED]
Subject: Rezoning

Hi Jessica,

I have no issues with your rezoning and horse plans as you sent them in the mail. You can use this as a support response.

I'm Tom Kemp, owner of a Del Webb home at 19797 E Barouche Dr.

Enjoy your horses.

Thanks,

Tom



Virus-free. www.avast.com

From: Patty Gallagher

Sent: Wednesday, August 19, 2020 7:36 AM

To: [REDACTED]

Subject: Rezoning plan at 13650 E. Rex Molly

Hello, you have the Gallagher's support. Thank you for approaching this debate with professionalism.

Best to you and your family.

Joseph and Patricia Gallagher

Del Webb Homeowner

14039 E. Cheavront Loop

Vail, AZ 85641



Virus-free. www.avast.com

From: [REDACTED]
Sent: Wednesday, August 19, 2020 11:17 AM
To: [REDACTED]
Subject: 13650 E Rex Molly - rezoning/plan amendment

Mr. and Mrs. Ogiba,

We are in support of your rezoning/plan amendment at 13650 E Rex Molly. Good luck with your application.

Thank you,

Mike and Nancy Frazee

10089 S Black Surrey Dr

Del Webb Rancho Del Lago

Vail, AZ 85641

From: Beattie, Bruce R - (beattie)
Sent: Thursday, August 20, 2020 9:47 AM
To: [REDACTED]
Subject: Count me in favor

Hi Jessica and Todd,

Count Bruce Beattie, 14162 E. Huppenthal as being in support of your rezoning request. As a farm boy from central Montana, I'm definitely in favor of horses and goats over densely packed two-story houses.

Bruce

From: Jacqueline Rodarte
Sent: Friday, August 21, 2020 10:34 AM
To: [REDACTED]
Subject: your rezoning request

Hi, (new) neighbors,

Thank you for the information you sent to us to clarify issues surrounding your rezoning request.

My husband and I are in full support of your plans and wish you the best!!!

Sandy and Jackie Rodarte
13988 E Via Cerro Del Molino (Del Webb)
Vail

From: Darryl

Sent: Friday, August 21, 2020 9:13 PM

To: [REDACTED]

Subject: Rezoning Plan amendment at 13650 E. Rex Molly in Vail AZ

I am in support of the rezoning/plan amendment at 1350 E. Rex Molly.

I live in the Del Webb Community at Rancho Del Lago only a short distance away and truly support this rezoning amendment and believe they should be able to build their house and barns as proposed. I perceive no problems to arise at all.

14094 E Via Cerro del Molino

From: Don Cox

Sent: Tuesday, August 25, 2020 5:55 AM

To: [REDACTED]

Subject: Support Rezoning/Plan Amendment at 13650 E. Rex Milly

Todd and Jessica, my wife Pam and I support your rezoning amendment. Our address is 10246 S. Silver Surrey Pl, Vail, AZ 85641.

Best of luck.

Don Cox
[REDACTED]

From: Deborah Clark
Sent: Monday, August 3, 2020 4:40 PM
To: [REDACTED]
Subject: Rezoning Support

Good afternoon Jessica,

I found your flier on my gate and wanted to let you know that I support the property going back to original zoning. I have lived here for 44 years and would love to see one house and horses not multiple houses.

Again, I support the rezoning back to rural residential.

Good luck and please let me know the outcome of the meeting.

13555 E Buffalo Dance Trail
Keep our area rural
Debbie Clark

From: [REDACTED]
Sent: Wednesday, August 12, 2020 4:15 PM
To: [REDACTED]
Subject:

Sent from my mobile.

Hello my name is Judy Lee. I live in Del Webb. I totally support your farm. Some of the ole biddies May complain but I would rather have you there or some housing development or store. Bring on the animals. Hell if you need help I would be willing to help. I don't work and love horses. Best of luck fingers crossed for you

14078 E Stanhope Blvd.

From: Marvie Kaiser

Sent: Tuesday, August 11, 2020 6:15 PM

To: [REDACTED]

Subject: New house

Jessica, I wish you and husband the best of luck in your building venture! Exciting! I plan to contact planning division with my hearty approval of your use of the land you purchased.

I lived in a suburb of Portland, OR on half acre plot where I was allowed to have 6 hens: no rooster. I loved my "girls" and shared fresh eggs with neighbors and allowed local children to come visit. It was a wonderful experience for everyone. I know mixing small numbers of animals can enrich a suburban neighborhood in a special way. Best of luck!

Marvie Kaiser 14180 E Huppenthal Blvd, Vail. [REDACTED]

--

MARVIE Retired

From: [REDACTED]
Sent: Thursday, August 6, 2020 1:27 PM
To: [REDACTED]
Subject: Del Webb resident

Hi,

As a resident of Del Webb Ranch del Lago, I was very happy to hear that someone might be putting in a horse property nearby!

I lived on ranches and rode for years.

Best of luck with your venture!

Chris McClain

Sent from Samsung tablet.

10241 S Wagonette Ave.

From: Diane

Sent: Thursday, August 6, 2020 7:32 AM

To: [REDACTED]

Subject: Del Webb

Jessica, My husband and I are embarrassed, appalled and frankly disgusted that the Board of Del Webb Rancho del Lago would overstep their authority and write a letter to all residents regarding the rezoning initiative.

We fully support you as you go through the process of rezoning the parcel of land at 13650 E Rex Molly Road and the building of your dream home.

We wish you the best of luck and look forward to welcoming you to the community.

Gene and Diane Liefke

10244 S Black Surrey Drive

Vail, AZ

Diane Liefke

Sent via my iPhone

From: Tammy Vance
Sent: Thursday, August 6, 2020 1:48 PM
To: [REDACTED]
Subject: Del Webb issues

Hi,
Thank you for the explanation/clarification. Ridiculous you had to spell it out like that.... I see absolutely no issues with your plan. I will share that opinion with any of my neighbors that might bring it up also.
Good luck, sounds like you guys have some awesome plans in the works.
Kind regards,
Tammy Vance
10126 South Kraft Dr
Vail

From: Sherri Frances

Sent: Thursday, August 6, 2020 2:05 PM

To: [REDACTED]

Subject:

Hero Jessica

I think your planned Dream Home with your authorized animals sounds

Wonderful and exciting

I wish I could hear your horses whinnying

Sherri Frances

Rancho Del Lago home owner

From: jenny paige\
Sent: Friday, August 7, 2020 12:00 PM
To: [REDACTED]
Subject: Dream home

Hello,

I am a Del Webb resident and I just want you to know that you have my full support to build your dream home and horse property. I walk that neighborhood frequently and love the variety in homes and properties, not only in that area, but Vail in general. I am embarrassed by the behavior of a select few. Best of luck to you and your family through this process.

Regards,
Jenny Paige

Sent from Yahoo Mail on Android

14025 E Via Cerro del Molino