

Rosy Millan

From: Bertha Riveros [REDACTED]
Sent: Saturday, January 17, 2026 10:46 AM
To: COB_mail
Subject: Protest – P1200-160 Plat Note Waiver – 5362 E Camino Rio De Luz

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: 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.

To the Clerk of the Board and Planning Division,

I am a resident of Fairfield's River Estates. I am writing to formally and oppose the requested **Plat Note Waiver for Case P1200-160 (Lot 24, 5362 E. Camino Rio De Luz)** scheduled for hearing on February 3, 2026.

This request seeks to waive an established plat note in order to relocate 790 square feet of designated **natural undisturbed open space**. These plat notes were conditions of approval intended to protect the character, environmental integrity, and expectations of this subdivision. Granting a waiver undermines those protections and violates the reasonable reliance of homeowners who purchased property based on the recorded plat and its restrictions.

Natural undisturbed open space is not a flexible or optional designation. It serves important purposes including preservation of neighborhood character, protection of drainage and desert ecology, and maintenance of consistency and fairness across the subdivision. Allowing this waiver would create an undesirable **precedent**, encouraging future requests that incrementally erode the standards that apply to all lots within Fairfield's River Estates.

As homeowners, we are subject to strict compliance with HOA rules and county regulations. Granting special exceptions to individual lot owners is inequitable and contrary to the intent of the original subdivision approval. If plat notes can be waived for convenience after the fact, they lose all meaning.

I respectfully request that the Board **deny** this plat note waiver in order to:

- Uphold the integrity of the original subdivision approvals
- Protect natural undisturbed open space
- Preserve neighborhood expectations and fairness
- Prevent harmful precedent for future development requests

Thank you for considering the concerns of the residents most directly affected by this decision.

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR

DATE 1/20/26 PM CC: DSD

JK