

1 Additional Letter of Protest  
received from April 16 through  
April 19, 2016

## Terri Tillman

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**From:** Allen Desmond <allen@desmondmay.com>  
**Sent:** Friday, April 15, 2016 11:46 AM  
**To:** Terri Tillman  
**Cc:** 'Cheri Desmond-May'  
**Subject:** Jackson property rezoning request; Case # P16RZ0003

Dear Ms. Tillman,

I am writing to express my opposition to the rezoning request for the Jackson property. My opposition is based upon the 19 foot height of the homes in the proposed development.

I own a home at 1736 West Dalehaven Circle, next to the Jackson property on its western edge. I am one of approximately 60 homeowners living on Dalehaven Circle and Coral Ridge Loop who have properties abutting the proposed development. Like most of the other neighboring homeowners, I bought my property for its beautiful views across undisturbed desert, for its views of the magnificent Catalina mountains to the east, for the wildlife, and for the sense of solitude I experience here. I paid a premium for this location, as I am sure did most of the others on Dalehaven and Coral Ridge. In my case, the premium was approximately \$25,000.00 and was well worth it to be able to experience this little slice of paradise.

Like many of my neighbors, I would much prefer that the land remain as it is, not only for my own enjoyment, but also for the sake of all the animals who make their homes here. However, I do understand this is private property and eventually it will probably be developed, unless a public entity or group such as the Nature Conservancy is willing to step up and purchase the property from Mr. Jackson. I and some others have made some very preliminary inquiries in this regard, but this process has moved so quickly that nothing tangible has developed.

So, we are left with trying to shape the proposed development so that it has the least possible adverse effects on us and the environment. To his credit, Mr. Campbell has from the beginning expressed a willingness to hear our concerns, and indeed he has responded to many of them with changes that have made his proposal easier to live with. I know that I speak for many neighbors in saying that I very much appreciate Mr. Campbell's willingness to listen and make changes.

But, the question now is whether the changes have been enough. In the end, the Planning and Zoning Commission, and then ultimately the County Board of Supervisors, must decide whether the current development proposal adequately balances the interests of all the stakeholders, who include Mr. Jackson, the landowner represented by Mr. Campbell; the neighboring landowners on all four sides of the development; and the people of Pima County.

For my part, the answer is "no," because of the 19 foot height of the homes.

Mr. Campbell has told us that he thinks the homes will not be visible from most of our properties because they will be shielded by the Palo Verde trees and other vegetation that will remain on the western edge of the Jackson property. Mr. Campbell has placed "story poles" on many of the western-most lots of the proposed development, to give us an idea of where the homes will be located and how they might impact our views. Indeed, the story poles are barely visible from most properties along Dalehaven and Coral Ridge. However, the story poles are 15 feet tall, not 19 feet. I wanted to get an idea of what 19 foot homes would look like, so I asked Mr. Campbell for permission to add a four foot extension to the top of the story pole directly to the east of my property. He agreed, and I added the four foot extension. Here's what I now see: the top three to four feet of the 19 foot pole is clearly visible when I look to the east from my living room. That means to me that the top three to four feet of the homes will also be clearly visible, as will any air conditioning

units, satellite dishes and solar panels on top of the 19 foot roofs. And this will be repeated 106 times, the number of homes proposed for this development.

I do understand that Mr. Campbell wants to have the flexibility to build 19 foot homes if that what the market seems to require. (Mr. Campbell initially told us the homes would be 16-18 feet tall, but changed that to a 19 foot limit some time ago.) But his desire for flexibility must be balanced against the effect 19 foot homes would have on the neighboring property owners. In doing that balancing, I question how much he really needs that flexibility. I am not a home builder or developer and therefore do not have intimate knowledge of standard single story home heights nor the market demand for homes as high as 19 feet. However, I am a homeowner and I have measured my own home. It is 11.5 feet high. Also, I have visited some of Mr. Campbell's other developments in Tucson, six of them in fact, all on the eastside, to see how high those homes are. I measured the height of some representative homes in those six developments, and as far as I could tell all of the single-story homes in those six developments were 16 feet and under.

I do agree that Mr. Campbell's proposal is in many, many respects far better for the neighbors than the insulting plan advanced by Pulte several years ago. Nonetheless, the 19 foot height limit is just too high and will interfere too much with our views and sense of solitude. Therefore, I ask that the zoning request be denied unless the maximum height of the homes is lowered from 19 feet, preferably to 16 feet.

Allen Desmond  
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