



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Planning and Zoning Commission
FROM: Sue Morman, Senior Planner 
DATE: June 30, 2016
RE: Update Staff Report for Continued Case:
Co9-15-05 JT RP LLC – East Eagle Feather Road (Easement) Rezoning

Staff recommends **APPROVAL with conditions** as provided in original staff report.

The Planning and Zoning Commission (Commission) has requested that the applicant and/or their representative meet with the neighbors to discuss important issues. Neighbors attending the Commission meetings have expressed a desire to be included in project discussions.

The Commission on September 30, 2015 continued this rezoning case to October 28, 2015 to provide the applicant with more time to complete the following:

1. Prepare a more detailed site plan;
2. Seek clarification on Pima County's requirements for road improvements to East Eagle Feather Road (easement);
3. Identify existing utilities and easements; and
4. Meet with the neighbors.

At the October 28, 2015 Commission meeting the property owner/representative asked the Commission for a continuance because they needed more time to meet with neighbors. The Commission granted a continuance to January 27, 2016.

At the January 27, 2016 Commission meeting the applicant's representative, Brent Davis, noted that he had complied with all of staff's requirements and the Commission's requests except for meeting with all the neighbors. Mr. Davis presented a new detailed site plan and explained that he had been working with adjoining neighbors to the east to acquire an alternative access easement from the rezoning site to Catalina Highway. This alternative access solution was not accepted so the proposed site plan showed access as East Eagle Feather Road (easement).

The Commission approved a continuation of the case to the June 29, 2016 public meeting to provide Mr. Davis more time to meet with all the neighbors. Vote for continuation passed 4-3.

The applicant representatives held two meetings with the neighbors. (See attached neighborhood meeting invitation; and meeting summaries received on June 30, 2016).

PUBLIC COMMENT:

Staff has received opposition letters from seven (7) different property owners; however, several of the same neighbors submitted duplicate and triplicate letters on different dates throughout the Commission public meeting process. To date, 15 comments in total have been hand-delivered at the Commission meetings, mailed, and/or emailed to staff to re-iterate their strong opposition



PIMA COUNTY
DEVELOPMENT SERVICES

to the rezoning; there has also been consistent neighborhood attendance at each of the Commission meetings. Neighbor primary concerns are as follows:

- East Eagle Feather Road (Easement) has drainage problems and is not designed for more traffic and not heavy construction traffic;
- Chip seal washes away and is not a practical road improvement solution;
- Need for more housing in the area is not proven;
- Concerned that applicant/owner is avoiding the subdivision laws and plans on rezoning their adjacent lot in the future making a total of 8 lots in our three acre lot plus residential area;
- Disappointed that they were not contacted and included in proposal discussions by the developer/applicant;
- Concerned about potential increased maintenance costs since the neighbors maintain the road themselves; and
- City of Tucson would not annex the area because of the road conditions and the need for fire hydrants.

Opposition letters from property owners within 300 feet of the rezoning site has triggered a required super majority vote by the Board of Supervisors.

w/attachments: 1) Applicant's Neighborhood Meeting Invite; 2) Applicant's Neighborhood Meeting Summaries, "Update on the Eagle Feather Road Rezoning." 3) Complete set of total received public comments/letters.

cc: Mark Holden, Principal Planner
Rita Pizarro, JT RP LLC
Brent Davis, Brent L. Davis & Associates



660 S. Country Club Rd., Tucson, Arizona 85716 Phone: (520) 323-1115 Fax: (520) 323-3399 Mobile: (520) 977-6229 E-Mail: brent.davis@gmi-tucson.com
Political Consulting ❑ Seminars ❑ Land Use Planning ❑ Rezoning ❑ Plans Check Assistance ❑ Strategic Planning

March 10, 2016

Rita Pizarro
4802 E. Ray Rd., #23-339
Phoenix, AZ 85749

Pima County Development Services has received a request to rezone the property located at 9062 East Eagle Feather Rd. from SR (Suburban Ranch) to CR-1 (Single Family Residential). The owner is JT RP LLC and is represented by Rita Pizarro. Rick Bright, Architect and I represent Ms. Pizarro. The request is to split the 3.81 acre property into four approximately 1 acre lots. The County staff has recommended approval and the case is currently awaiting action by the Pima County Planning & Zoning Commission.

Since this property is in your neighborhood, we would like to invite you or your representative to a neighborhood meeting to discuss the rezoning proposal. A meeting will be held on Tuesday, March 29th, 6:00 p.m. at the Kirk-Bear Canyon Library located at 8959 E Tanque Verde Rd. in the large meeting room. Light refreshments will be served.

If you have any questions or input prior to the meeting, please feel free to e-mail me at brent.davis@gmi-tucson.com. Thanks so much. We look forward to seeing you at the meeting.

Brent L. Davis

Principal
Brent L. Davis & Associates

Update on the Eagle Feather Rezoning

Case No. Co9-15-005 JT RP LLC – East Eagle Feather Road (Easement) Rezoning, Rezoning from SR to CR-1, 9062 E. Eagle Feather Rd, parcel #114-51-1790

As requested by Pima County Planning and Zoning Commission, representatives of the Developer, Rita Pizarro, met with neighbors on two separate occasions. In attendance from the developer side were Brent L. Davis, consultant and Rick Bright, AIA, Architect. The first meeting was held on March 29th at the Bear Canyon Library where 14 neighbors attended:

Mark Oppeboen
Mark's father
Mac Summer
Sue Newfield
Mark Kartchner
Marion Kartchner
David Rosner
Arlen Rosner
Christy Morrison
Ken Nelson
Carole Nelson
Sam Hokett
Judy Hokett
Larry Willingham

Two of the neighbors were in favor of the rezoning and voiced their opinion to the consultants prior to the beginning of the meeting and then left. Discussion was held with the other neighbors and notes were taken. The following points were raised:

- 1 – Neighbors stated that Eagle Feather no longer runs north.
- 2 – With a show of hands, the remaining 12 neighbors opposed the rezoning and were not interested in any mitigation.

After discussion on the fact that the rezone may go through and that input would be needed by the neighbors, the discussion turned to the issues on the rezoning.

- 3- Neighbors would like Rita to maintain the new road improvement or have the County maintain it.
- 4 – Neighbors would like to see a deed restriction on Rita's property with the house, that the lot could not be subdivided.
- 5 – Two neighbors present wanted a wall built along the eastern and northern edges of the property.

6 – Neighbors felt it a high priority that Rita fix up the existing house on the adjacent lot also owned by Rita. They felt it is becoming a nuisance with people occupying the property and bringing a criminal element to the neighborhood.

7 – Neighbors would like a 30 foot wide AC paved road without curbs along Eagle Feather as a condition of the rezone. They did not want chip and seal.

8 – Neighbors wanted to be notified of the next Planning Commission meeting.

9 – There was some discussion of a new wall along Eagle Feather Road but there was not 100% agreement on this.

10 – Neighbors would like to participate in the alignment of the new road paving. They were concerned about native vegetation and existing walls and fences in the existing 50 foot easement.

Rita and the consultants evaluated the issues raised by the neighbors, developed some new conditions for the rezoning request and met with the neighbors again on June 15th. Attending for the developer were Rita Pizarro, the owner and developer, Brent L. Davis, Consultant, and Rick Bright, AIA, Architect.

The first meeting was held on March 29th at the Bear Canyon Library where 14 neighbors attended and this second meeting on June 15th was held at the offices of Brent L. Davis & Associates where 6 neighbors were able to attend:

Mark Kartchner
Marion Kartchner
Ken Nelson
Carole Nelson
Richard Johnson
Larry Willingham

At this meeting, the developer and neighbors discussed and TENTATIVELY agreed upon the following additional conditions of the rezoning in exchange for approval of the rezoning request by the neighbors present at the meeting:

1 – In keeping with the character of the neighborhood, there will be no wall on the north and east boundaries of the property in question; instead a buffer easement will be placed on the property to keep native vegetation in place.

2 – In exchange for not building the wall, the money that was earmarked for the wall will be put into the cost of paving Eagle Feather from Bear Canyon Rd. to the cul-de-sac of the proposed development. We will work with the existing neighbors on the alignment of the newly paved Eagle Feather so as to minimize the impact on their properties.

3 – We will orient all of the new homes toward the new cul-de-sac, while not impairing mountain views.

4 – The paved road will be maintained by agreement among the four new re-zoned lots and the existing home to the west. Neighbors will not be required to participate in the maintenance.

5 – We will place a deed restriction on the property of the existing home to the west of the subject property indicating that that it cannot be re-zoned or subdivided for 15 years.

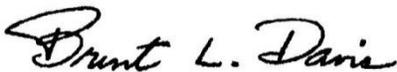
6 – We will agree with the Kartchners by MOU that a timeline for upgrading and improving the property to the east of their lot and to the west of the subject property will be developed that is acceptable to both them and the developer.

An email has been sent to all of those individuals present at the June 15th meeting asking them to concur with the discussion. To date, we have received acceptance and approval from Mark and Marion Kartchner. Other approvals, if they are agreed to, will come in prior to the meeting of the Planning and Zoning Commission and will be presented at that time.

Of note is that two of the neighbors offered to buy the subject property from Rita Pizarro for cash. The offer was not accepted due to the price point being too low. Rita Pizarro intends to move ahead with the rezoning.

The consultant team and Rita Pizarro have negotiated in good faith with the neighbors and ask that the Pima County Planning and Zoning Commission recommend approval for this rezoning.

Thank you.

A handwritten signature in cursive script that reads "Brent L. Davis".

Brent L. Davis
Brent L. Davis & Associates
Consultant

6-15-2016

C09-15-005

E. Eagle Feather Rd Remoning

Complete set of letters
of Neighborhood

OPPOSITION

Date Order

Back to Front

SEPTEMBER 2015

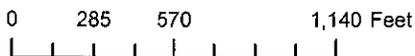
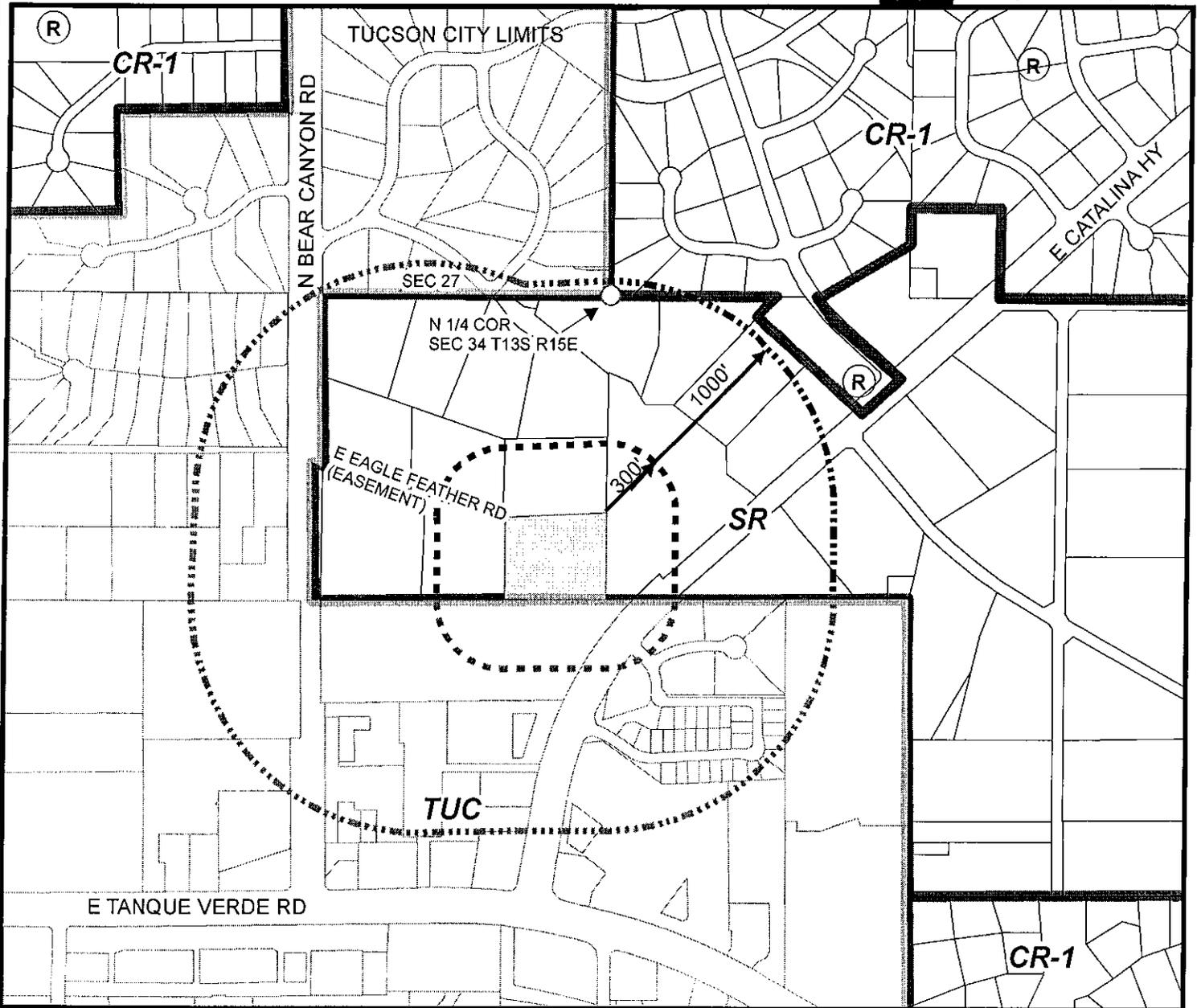
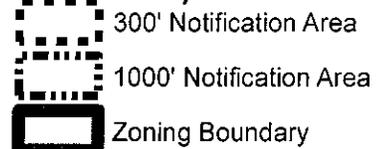
THRU

JULY 1, 2016

Case #: Co9-15-005

Case Name: JT RP LLC - E. EAGLE FEATHER ROAD (EASEMENT) REZONING

Tax Code(s): 114-51-1790



Area of proposed rezoning from SR to CR-1



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

<p>PIMA COUNTY DEVELOPMENT SERVICES</p>	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN (CO7-00-20)		
	Planning & Zoning Hearing: 09/30/15 (scheduled)		
	Base Map(s): 52	Map Scale: 1:8,000	

1/26/16 RE: Case #: CO9-15-005

Case Name: JT RP LLC – E. EAGLE FEATHER ROAD (EASEMENT) REZONING

In the past 3 months, Brent Davis has done nothing with the collective neighbors.

The Pima County Planning and Zoning Commission granted an additional 3-month extension from 10/28/15 to 1/27/16, atop the previous 1-month extension, so Rita Pizarro's newly hired representative could work with the neighbors and address their concerns regarding rezoning.

Brent Davis hasn't communicated with the neighbors. He hasn't contacted them. He hasn't listened to or addressed their concerns. He hasn't negotiated any solutions with them. As of 3 days prior to the Planning and Zoning Commission meeting, on 1/24/16, Brent Davis had not contacted one neighbor besides us! And we were not even contacted until the first week of January—2 months and 1 week after the Commission granted the extension.

Brent Davis has spent 3 months recreating the wheel. He identified a main issue—the problem of access to the proposed new homes due to the current condition of Eagle Feather Rd. This issue has already been identified by the neighbors in written letters and verbal addresses to the Planning and Zoning Commission at both of the previous meetings. It is definitely a major concern, and there are many other concerns the neighbors have, too.

On 1/7/16 Brent Davis met with us, Mac Summer and Sue Newfield, at his office and presented 2 options for reaching Ms. Pizarro's property via ground: (Option 1) Access via the existing Eagle Feather Rd, currently a narrow, one-lane dirt easement not maintained by the county. He identified the same logistical problems associated with this as the neighbors had already pointed out over and over again. Not one realistic solution has been offered. The chip seal idea has been tried and failed. The neighbors were expecting to hear a different idea—an idea that might work. (Option 2) That we could allow access to the new homes via our Catalina Hwy private property; either by selling Ms. Pizarro a strip of our property to be used for access to her property, or by permitting Ms. Pizarro an easement across our property. This would entirely avoid using Eagle Feather Rd to get to the new homes. Those were the 2 options he said on 1/7/16 that he had prepared to present to the neighbors. Less than 3 weeks before the 1/27/16 Planning and Zoning Commission meeting.

Brent Davis said he would like to propose these 2 scenarios to the other neighbors, but he wanted to see if we could come to an agreement first. Because if we did, he would be able to tell the neighbors access would be via Catalina Hwy and the new homes would not have to use Eagle Feather Rd. We were willing to take his proposal into consideration. We told him to make us an offer. He said he would talk to Ms. Pizarro and get back to us. More than 2 weeks later, he got back to us with an offer—exactly 3 days prior to the Commission meeting of 1/27/16, Wednesday—on 1/24/16, Sunday! On a weekend, nonetheless. He still had not contacted any neighbors. He said he did not have contact information for the neighbors and he had the audacity to ask "us" for contact information for the neighbors!

The Commission's expectation in granting an extension was for him to contact the neighbors and work out resolutions during the 3-month period. And just 3 days before the Commission's meeting he did not even have the neighbors' contact info? What a mockery he made of the Planning and Zoning Commission's generous extension.

On 1/24/16 Brent Davis asked us for contact information for one or two neighbors so he could call them and ask them to disseminate information that he would like to offer to host 2 open houses for the neighbors: one the next night, Monday 1/25/16, and one the following night, Tuesday 1/26/16. These were to be on each of the 2 nights prior to the 3-month extended meeting granted by the Planning and Zoning Commission, scheduled for Wednesday 1/27/16. Are you kidding me? He wanted to give the neighbors a 24-48 hours notice to come to his office, to be shown the 2 optional plans for access to Ms. Pizarro's property with new homes on it. Does he think that, after absolutely no communication from him for 3 months, 2-3 days before the Commission's meeting neighbors can drop any plans they have and go to his office to hear him tell them Ms. Pizarro would need to access new homes via Eagle Feather Rd... or Catalina Hwy—if Mr. Summer works out a deal?

Brent Davis is as disrespectful to the long-term residents of our neighborhood as Rita Pizarro has been!

The neighbors had asked for sketches of the proposed homes, ideas of where they would sit on the property, an insurance that the desert vegetation would stay intact, and that privacy would not be compromised to homes close by, etc., etc. Instead, in 3 months' time, Brent Davis was able to accomplish finding out access to the new homes via Eagle Feather would be difficult and another solution would be more ideal. The neighbors were intelligent enough to figure that out as soon as they heard about the rezoning proposal!

Again, in the past 3 months Brent Davis has done nothing with the collective neighbors. The extension did not put into motion the actions the Commission had intended it to and, therefore, did not produce any results. This rezoning is, has been and will be a disaster.

PLEASE DENY RITA PIZARRO'S REQUEST FOR REZONING, INCLUDING CONSTRUCTION OF NEW HOMES, IN OUR EAGLE FEATHER NEIGHBORHOOD.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan K. Newfield".

Mac Summer & Sue Newfield
9091 E Eagle Feather Rd
Tucson, AZ 85749
(520) 331-7279
(520) 850-1177

Sue Morman

From: Sue Newfield <suenewfield7@yahoo.com>
Sent: Tuesday, January 26, 2016 5:17 PM
To: Sue Morman
Subject: Fw: Request for copy of paperwork

Sue Morman, Sr. Planner,
Please attach this email to our 1/26/16 letter for the Pima County Planning and Zoning Commission. This will substantiate the claims we have made in the letter.
Thank you,
Sue Newfield
& Mac Summer

----- Forwarded Message -----

From: Brent Davis <brent.davis@gmi-tucson.com>
To: 'Sue Newfield' <suenewfield7@yahoo.com>
Sent: Sunday, January 24, 2016 1:49 PM
Subject: RE: Request for copy of paperwork

Sue,

I have been out with back problems and am finally able to get back to the office today (Sunday).

Here are my thoughts about our project:

1. Rita would purchase a perpetual right-of-way from you and Mack for ingress/egress from Rita's property to Catalina Hwy. according to County standards (not sure how wide).
2. We would price the purchase at \$15,000.
3. We would agree to build a wall north of the new ingress/egress road to Catalina Hwy. at your option to include or not include an opening for access to your property (approximate value is \$5,000)
4. We would agree to construct a wall running between your property and Rita's property prior to development of the lots (approximate cost is \$22,000).
5. We would agree to place a one foot no access right-of-way on the north edge of Rita's property so the new development would NOT have access to Eagle Feather.

With this agreement, all traffic would be directed to Catalina Hwy. with no traffic impact on the existing neighborhood. The existing Eagle Feather would not be improve nor would it carry any traffic to Rita's property. These stipulations would be placed in the rezoning approval, should it be granted, and would need to be complied with before subdivision could be developed. In other words, we do not need to sign any agreement as they will be contained in the rezoning paperwork, if approve by the Board of Supervisors.

I hope this will work.

On the topic of meeting with the neighborhood, we would like to offer to host two open houses, one on Monday evening and one on Tuesday evening of this week prior to the hearing on Wednesday. We would host them at our office (where we met) and show the optional plans to the neighbors. If you accept the agreement above, we would, of course, emphasize the plan that offers access to Catalina Hwy.

One other note, I do not have the contact information for the neighbors, but would call one or two and ask them to disseminate the information about the open houses, if you could provide me with a phone number or two. Thanks so much and I hope the above meets your approval.

Thanks for meeting with us and for considering our offer above. I am available this afternoon on my cell and e-mail.



BRENT L. DAVIS
& ASSOCIATES
CONSULTING

Brent L. Davis

Brent L. Davis
660 S. Country Club Rd.
Tucson, AZ 85716
520-323-1115 O
520-323-3399 F
520-977-6229 C
brent.davis@gmi-tucson.com

January 24, 2016

Against Rezoning of Co9-15-05 E. Eagle Feather Road (easement) Rezoning

From:

Roy and Miriam B. Kile

3160 N. Bear Canyon Road

Tucson, AZ. 85749

To Sue Morman and Pima County Planning and Zoning Commission

MY WIFE AND I ARE EXPRESSING OUR UTMOST OBJECTIONS TO THIS REZONING REQUEST. We have lived at this location 46 + years which we had built. At a meeting in November we were promised a visit by the Phoenix Developer by their representative at this meeting. As of this date not one of the these people have contacted any property owners. There has not been any good faith cooperation while having extension after extension of this matter.

This rezoning is not an enhancement to our neighborhood especially since this will create two subdivisions side by side with 8 houses and families crammed in the center of our SR community while skirting Pima County rules for 6 lots or more. This surely is not an enhancement of the neighborhood and will leave us all with an undesirable situation while the Phoenix Speculators hunt or long gone.

We hope you will turn down this Speculator. Thank you for your consideration.

Roy B Kile
Miriam B Kile

RECEIVED
FEB 02 2016

BY: *EM*

January 21, 2016

***Against Rezoning* of Co9-15-05 E. Eagle Feather Road (easement) Rezoning**

From:

Larry & Leslie Willingham

3150 N Bear Canyon Road

Tucson, AZ 85749

To: Sue Morman & Pima County Planning and Zoning Commission

We are writing a letter once again to express our firm objection to this rezoning request. This next meeting (Jan 27, 2016) will be the third hearing and second extension to give the Phoenix developer an opportunity to contact the local affected residents in an effort find common ground. This is what we were promised at the November meeting by the Phoenix developer and her representative. As of today, January 21, here has been ZERO contact. This developer has not operated in good faith from the start of this process and has caused me and my neighbors great inconvenience and hardship by requesting extension after extension. I hope that the committee will take that into consideration and the fact that the Phoenix developer has no support from any of the property owners in this neighborhood. There was a time when that mattered.

The rezoning is to divide an empty SR lot into 4 lots. The owners of this parcel also own the adjoining SR lot to the west. If this rezoning is successful they will most likely move to change the zoning on that property as well. This would then create the potential of two wildcat subdivisions, side by side, with 8 houses and families crammed in the center of our SR community while skirting Pima County subdivision rules for 6 lots or more. This is not an enhancement for our neighborhood and will leave us with an undesirable situation while these Phoenix speculators are long gone. Although we are surrounded by CR-1 subdivisions, the continuity and identity of our very unique community will be broken up by this action. Not a single one of us want this to happen.

Thank you for your consideration,

Larry Willingham



From: k moeckly [mailto:k9moeckly@yahoo.com]
Sent: Saturday, January 16, 2016 12:15 PM
To: Sue Morman

Subject: East Eagle Feather Road Rezoning

Item # 5

I understand there is a 3rd meeting coming up on the Eagle Feather Road rezoning matter. We as property owners to the north must contest such a rezoning. The petition to rezone absolutely flies in the face of maintaining the peaceful residential place that Eagle Feather Road is and has been for many, many years. The present zoning was known by the new property owners. They must simply live by these rules and adapt these rules to their plans. How wrong it is to allow them to come into this area and change everything around so they can make more money to the detriment of all the neighbors. Certainly the Commission can see through their devious plan. This appears to be one of those what is right is right and what is wrong is wrong situations.

We as adjoining neighbors object to the rezoning and pray the motion will not be approved and will be properly disposed of once and for all. Thank you.

Respectfully,

Kent Moeckly
Box 903
Britton, SD 57430

10/28/15

Co9-15-05

Pima County Planning and Zoning Commission,

9-15-05

After much thought and discussion since last month's meeting, we have not changed our position. We are still opposed to Case #: Co9-15-115, Case Name: JT RP LLC -- E. Eagle Feather Road (Easement) Rezoning from SR to CR1 at this time.

We have done what the commission has asked—we have been open-minded and had communications with Rita Pizzaro during this one-month postponement period. Since last month's meeting we have (1) spoken to Rita Pizzaro in person, (2) communicated via email and (3) had a lengthy telephone conversation.

Rita Pizzaro has not addressed any of our concerns to our satisfaction. In fact, we feel even stronger now that the proposed vacant property should not be rezoned into multiple smaller parcel lots because we believe it will not stop there. We believe she intends to rezone the adjacent property as well, where there is a standing house, which she has allowed to become dilapidated due to 2 years of neglect. She denied this and told us she could not put more houses on this adjacent property even if she wanted to because Pima County has put a "moratorium on property rezoning" since the time she applied for this rezoning. We have talked to 2 different county employees, including Sue Mormon who has handled this specific case, and found this "moratorium" is not true.

Another concern is the City of Tucson annexation issue. This has been a neighborhood discussion since the annexation of Indian Hills to the north of us this summer. We had our first meeting last week, Monday October 19. Rita Pizzaro is firmly against it. We do not want her to divide up her property, put it in any other names or company's names and then carry more than one vote regarding the annexation and be the deciding factor.

We insist the E Eagle Feather Rd dirt easement cannot handle the traffic this rezoning will bring. The proposal to put down chip seal is not a feasible solution. At last month's meeting one long-time resident said over the years he has seen many things used—including chip seal—to try to improve the condition of the easement and all have failed. The easement has a major water drainage problem, which will just wash away chip seal.

Rita Pizzaro claims the property is nothing more than "desert scrub" and we have brought photos to show otherwise. From a miles-high satellite image the property and surrounding properties may look like "scrub", but standing on the ground there is lush desert vegetation, many varieties of cacti, and 5-6 feet (and even much taller) trees and bushes natural to the Sonoran Desert. We don't want the ruin of the natural habitat around us nor the displacement of the variety of desert wildlife we currently enjoy.

My wife and I are also here again in person at the public hearing on Wednesday, October 28, 2015, to reinforce our opposition to the rezoning proposal.

Sincerely,



"Mac" Laurence Summer and Sue Newfield, Pima County Residents

9091 E Eagle Feather Rd, Tucson, AZ 85749

03 2015

R: Case #: Co9-15-005/ Case Name: JT RP LLC - E. Eagle Feather...

k moeckly

Today at 5:14 PM

To: Sue.Morman@pima.gov

Dear Ms. Morman:

My sister, Mariys Moeckly, and I are Merl Moeckly Co. and own the property at 9051 E. Eaglefeather Road, which is on the north side the property requesting the rezoning.

We strongly object to this zoning change. It will definitely push the value of our property down. It will also destroy the quality of life we have enjoyed at that address for many, many years. This rezoning can not help our property in any way, shape or form.

Please do not approve this rezoning request. Thank you.

Sincerely

10-22-15

Ms. Morman:

Kent Moeckly
Box 903
Britton, SD 57430
605-448-8968

we are still completely
opposed to this attempt
of rezoning. Please
do not approve.

Thank you.
Kent Moeckly

Reply, Reply All or Forward | More

Click to Reply, Reply All or Forward

Existing property
Sales E d

List Number	Street #	Direction	Street Name	Apt/Unit #	Suffix	City	State/Prov	Zip Code	List Price/SqFt
21513897	11630	E	Miles		Street	Tucson	AZ	85748	154.37
21513337	10236	E	Buffaloberry		Loop	Tucson	AZ	85748	99.48
21500553	10069	E	Cedar Hill		Drive	Tucson	AZ	85748	102.79
21519689	809	N	Shepherd Hills			Tucson	AZ	85710	114.25
21505541	11620	E	Darcy		Place	Tucson	AZ	85748	129.52
21507368	10951	E	Desert Senna		Drive	Tucson	AZ	85748	109.78
21518433	129	S	Sycamore Creek		Place	Tucson	AZ	85748	110.72
21520765	52	N	Nightfall		Avenue	Tucson	AZ	85748	133.26
21519858	920	N	Corinth		Avenue	Tucson	AZ	85710	112.75

Average
118,546

Count
9

\$

250,000
800,000

Sue Morman

From: mavis donnelly <mavisdonnelly@msn.com>
Sent: Wednesday, October 21, 2015 4:19 PM
To: Sue Morman
Subject: RE REZONING of Co9-15-05 E. Eagle Feather

October 19, 2015

RE Co9-15-05 JT RP LLC- EAST EAGLE FEATHER ROAD REZONING

Dear Ms. Morman,

I am again writing to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

I and the other residents of this subdivision/neighborhood purchased our homes precisely because of the SR zoning to ENSURE privacy and a Nature-based environment and precisely to AVOID more "compact" lots and houses. We strongly value the packed earth roads on which we travel to our properties and do not want paved roads.

I completely object to the creation of smaller CR lots and homes because such revision will irrevocably destroy the existing natural, private, quiet, and unspoiled ecology and ambience. This request by "JT RP LLC" is merely profit-driven with no concern whatsoever for the existing residents. Such rezoning will provide massive financial gain for "JT RP LLC", while I and the other residents will face congestion, loss of the natural setting for which we bought our homes and encroachment by the kind of residential plans we deliberately chose to avoid and escape.

I shall attend the (second) hearing on October 28. I beseech you to reject this unwarranted, intrusive, and frankly irresponsible request to rezone.

Very sincerely,
Mavis J. Donnelly

October 19, 2015

Pima County Development Services Department
Attention: Sue Mormon
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701



RE Co9-15-05 JT RP LLC- EAST EAGLE FEATHER ROAD REZONING

Dear Ms. Mormon,

I am again writing to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

I and the other residents of this subdivision/neighborhood purchased our homes precisely because of the SR zoning to ENSURE privacy and a Nature-based environment and precisely to AVOID more "compact" lots and houses. We strongly value the packed earth roads on which we travel to our properties and do not want paved roads.

I completely object to the creation of smaller CR lots and homes because such revision will irrevocably destroy the existing natural, private, quiet, and unspoiled ecology and ambience. This request by "JT RP LLC" is merely profit-driven with no concern whatsoever for the existing residents. Such rezoning will provide massive financial gain for "JT RP LLC", while I and the other residents will face congestion, loss of the natural setting for which we bought our homes and encroachment by the kind of residential plans we deliberately chose to avoid and escape.

I shall attend the (second) hearing on October 28. I beseech you to reject this unwarranted, intrusive, and frankly irresponsible request to rezone.

Very sincerely,

Mavis J. Donnelly

9/30/15

Pima County Planning and Zoning Commission,

This letter is to express our absolute opposition to Case #: Co9-15-⁰⁰⁵115, Case Name: JT RP LLC – E. Eagle Feather Road (Easement) Rezoning from SR to CR1 at this time.

I have lived at 9091 E Eagle Feather Road since 1980. I am a 35-year resident. The neighbors and I have chosen to reside in this area of SR properties for the privacy, remoteness, insulation from through-traffic, abundance of natural desert vegetation and wildlife, mountain views, etc. that our large acreage properties on our dead-end roads/easements provide. The county does not maintain our dirt roads/easements and we as neighbors work together on this task because of the rewards that come from living on an SR property.

I have a lot of skin in the game here. I own three SR-zoned parcels near the proposed rezoning property. They comprise a total of nearly 15.5 acres of property. Two of my parcels are 3.5+/- acres and are within the 1,000' area. They are (1) my residence at 9091 E Eagle Feather Rd and (2) my son's and daughter-in-law's residence at 9101 E Morrill Way. One of my parcels is 8.5+/- acres and is within 300'. It is my rental property at 9125 E Catalina Highway, valuable to tenants because of the large acreage and separation of houses.

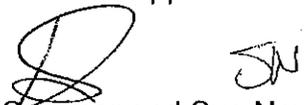
In fact, the 8.5 acres I own is the adjacent property on the east side of the property being proposed for rezoning. If the rezoning would be approved from 1 to 4 parcels, the 2 eastern parcels would share a property line with my property. This is unacceptable at this time.

My SR house on its 8.5-acre parcel and the 4 houses that would be built on the proposed CR 1-acre parcels would only be separated by a ranch wire fence. Because of the 50' proximity of my house to the property line, I am not ensured any privacy whatsoever and my house/property would immensely lose its value as a rental income property for me. Having one SR-zoned home built on the currently vacant property would be acceptable, as it would most surely be positioned further from the property line and keep intact the current mature desert vegetation, which would have to be destroyed to construct 4 houses.

E Eagle Feather Road/Easement is also not suitable at this time for any more traffic than it currently has. It has not been maintained as anything more than a 1-lane wide dirt driveway for the few residents who live off of it. Rezoning to four 1-acre parcels with the intent to build 4 new ranch houses would bring another 4-8 residential cars using it, as well as their visitors. This is preposterous to anyone who has physically seen the current condition of the easement/road.

My wife and I are also here in person at the public hearing on Wednesday, September 30, 2015, to reinforce our opposition to the rezoning proposal.

Sincerely,



"Mac" Laurence Summer and Sue Newfield, Pima County Residents

9091 E Eagle Feather Rd, Tucson, AZ 85749

RECEIVED
SEP 30 2015

RFI

September 30, 2015

To: Sue Mormon and Pima County Planning and Zoning Commission
From: Mina J. Greer, 9001 E Eagle Feather Rd.

Re: Rezoning of Co9-15-05

I am formally protesting this rezoning from SR to CR-1.

You have in your possession two letters that I know of that also strongly protest this rezoning. I will add my voice to theirs in that the rezoning will alter our area in a negative way. Also that I am convinced that the values of our properties will decrease.

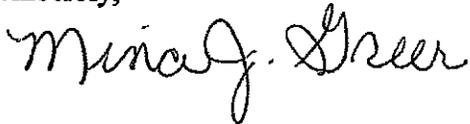
In addition, I have read the application. I understand that no survey has been done for pygmy owls nor are any surveys being planned for the future. While I haven't seen any, this still is a condition of the application. This however ties into the massive disruption of our local wildlife, which includes hawks, owls, javalina, quail and bobcats. I cannot see how this development will benefit that wildlife, nor our community's enjoyment of them.

Another consideration is the well water to be supplied to the new development. My husband and I and the previous owners, the Maslands, all contracted to have our wells (2) developed at the same time. Both were for personal use for our properties. I have a great concern that putting four (4) additional houses on the same well will necessarily affect my own well. In addition, will Ms. Pizarro then become a water utility? I realize that you have contacted the state agency and no comment was made, but that will be something I look into should this rezoning occur.

As noted in Mr. Larry Willingham's letter, Ms. Rita Pizarro is a developer. I have enclosed a partial listing of properties owned by her company JTRP LLC. No one has lived in the existing house since she bought it, so I cannot see how she can infer in her letter that she has any idea of our community. Please, do not let a developer from Phoenix come in and ruin our way of life.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Mina J. Greer". The signature is written in black ink and is positioned above the typed name.

Mina J. Greer

Untitled

Entity Details for Jtrp L1c
Description provided by Recordnexus.com. Only the first 30 results will be displayed.
Real Estate Ownership

Property	Location	From	To	
6058 S 19th Place	Phoenix, AZ 85042	-	2012	Present
6030 S 19th Place	Phoenix, AZ 85042	2004	2004	Present
1741 E Illini Street	Phoenix, AZ 85040	2002	2002	Present
4003 S Potter Drive	Tempe, AZ 85282	2006	2006	Present
931 S George Drive	Tempe, AZ 85281	2005	2005	Present
5208 S 48th Street	Phoenix, AZ 85040	2004	2004	Present
1942 W Georgia Avenue	Phoenix, AZ 85015	-	-	Present
1330 W Gary Way	Phoenix, AZ 85041	2003	2003	Present
521 W Piedmont Road	Phoenix, AZ 85041	2006	2006	Present
815 E Long Avenue	Buckeye, AZ 85326	2006	2006	Present
22761 W Yavapai Street	Buckeye, AZ 85326	-	-	Present
4229 W Sioux Street	Laveen, AZ 85339	2005	2005	Present
1663 S 229th Avenue	Buckeye, AZ 85326	2006	2006	Present
16698 W Bellevue Street	Goodyear, AZ 85338	-	-	Present
20414 W Arlington Road	Buckeye, AZ 85326	-	-	Present

SEPTEMBER 28, 2015

AGAINST REZONING OF Co 9-05 EAST EAGLE FEATHER ROAD (EASEMENT) REZONING

FROM: KEN AND CAROLE NELSON 3140 NORTH BEAR CANYON ROAD

TUCSON, ARIZONA 85749

TO: SUE MORMAN AND PIMA COUNTY PLANNING AND ZONING COMMISSION

WE STRONGLY OBJECT TO REZONING THE PROPERTY IN QUESTION. CONTRARY TO THE LETTER WE RECEIVED FROM THE OWNER IT WILL NOT INCREASE THE VALUE OF OUR PROPERTY OR THAT OF OUR NEIGHBORS. WHAT MAKE OUR PROPERTY UNIQUE IS THAT WE ARE IN A RURAL SETTING AND ENJOY THAT OPPORTUNITY SAME AS THE INDIVIDUAL WHO SENT THE LETTER IS ENJOYING. THIS WILL NOT BE AN OWNER OCCUPIED PROPERTY SO IT IS OF LITTLE CONCERN THAT AS AN INVESTOR OUR PROPERTY VALUES WILL DECREASE. OUR PROPERTY IS SOUTH OF THE EASEMENT SO WE WILL EXPERIENCE A GREAT INCREASE IN TRAFFIC.

WE WOULD APPRECIATE IT IF YOU WOULD CONSIDER OUR OBJECTION, AND THAT OF OUR NEIGHBORS.

THANK YOU,

KEN AND CAROLE NELSON

A handwritten signature in cursive script that reads "Kenneth J. Nelson". The signature is written in black ink and is positioned below the typed name "KEN AND CAROLE NELSON".

SEP 23 2015

R: Case #: Co9-15-005/ Case Name: JT RP LLC - E. Eagle Feather...

k moeckly

Today at 5:14 PM

To: Sue.Morman@pima.gov

Dear Ms. Morman:

My sister, Marlys Moeckly, and I are Merl Moeckly Co. and own the property at 9051 E. Eaglefeather Road, which is on the north side the property requesting the rezoning.

We strongly object to this zoning change. It will definitely push the value of our property down. It will also destroy the quality of life we have enjoyed at that address for many, many years. This rezoning can not help our property in any way, shape or form.

Please do not approve this rezoning request. Thank you.

Sincerely



Kent Moeckly
Box 903
Britton, SD 57430
605-448-8968

[Reply](#), [Reply All](#) or [Forward](#) | [More](#)

[Click to Reply](#), [Reply All](#) or [Forward](#)

New 10/E
 Property Sales
 250,000
 800,000

List Number	Street #	Direction	Street Name	Apt/Unit #	Suffix	City	State/Prov/Zip	Code	List Price/SqFt
21423651	7376		Sabino Terrace		Place	Tucson	AZ	85750	151.73
21427934	3873 N		Foothills Club		Avenue	Tucson	AZ	85750	171.93
21430053	7256 E		Park Land		Loop	Tucson	AZ	85750	167.71
21426931	4289 N		Camino Kino			Tucson	AZ	85718	197.94
21405397	7316 N		Camino Sin Vacas			Tucson	AZ	85718	277.16
21408764	6232 E		Tanuri Valley		Place	Tucson	AZ	85750	283.85
21428288	6184 E		Tanuri Valley		Place	Tucson	AZ	85750	204.84
21431837	3849 N		Foothills Club		Avenue	Tucson	AZ	85750	195.01
21415385	7284 N		Christie		Drive	Tucson	AZ	85718	167.71
21424621	3993 N		Foothills Club		Avenue	Tucson	AZ	85750	175.15
21421045	7266 E		Park Land		Loop	Tucson	AZ	85750	145.88
21420525	3946 N		Foothills Club		Loop	Tucson	AZ	85750	164.87

Average
 191, 881

Count 12

62% Increase

September 22, 2015

Against Rezoning of Co9-15-05 E. Eagle Feather Road (easement) Rezoning

From:

Larry & Leslie Willingham

3150 N Bear Canyon Road

Tucson, AZ 85749

To: Sue Morman & Pima County Planning and Zoning Commission

We are writing this letter to express our firm objection to this rezoning request. We have a small community of residents on SR zoned lots with many having lived here for 30-40 years. My wife and I have been here 22 years and all of us enjoy (and do not want to give up) our quiet open space setting. The parcel in consideration is part of our community and is in fact surrounded on three sides by SR lots of our community. Ingress and egress to this property can only be attained through the middle of our community.

The rezoning is to divide an empty SR lot into 4 lots and therefore the traffic potential of 4 additional families to our undeveloped road infrastructure and very old waterline system. The water mains were installed prior to the Tucson Water Department taking them over and the water pressure is already low. The owners of this parcel also own the adjoining SR lot to the west. If this rezoning is successful they will most likely move to change the zoning on that property as well. This would then create the potential of two wildcat subdivisions, side by side, with 8 houses and families crammed in the middle of our SR community. This is not an enhancement for our neighborhood, could very well hurt our property values and leave us with an undesirable situation while these speculators are long gone. This is an investment deal for these owners who do not live here. Although we are surrounded by CR-1 subdivisions, the continuity and identity of our very unique community will be broken by this action. None of us want this to happen.

Thank you for your consideration,

Larry Willingham



SEP 28 2015

BY:

SEP 28 2015

BY:

SEP 28 2015

RE Co9-15-05 JT RP LLC- EAST EAGLE FEATHER ROAD REZONING

Dear Sue Mormon and Pima County Planning and Zoning Commission,

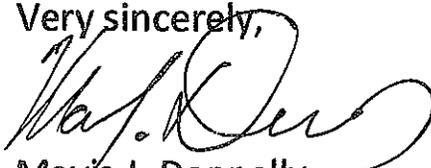
I am writing to you to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

I and the other residents of this subdivision/neighborhood purchased our homes precisely because of the SR zoning to ENSURE privacy and a Nature-based environment and precisely to AVOID more "compact" lots and houses. We strongly value the packed earth roads on which we travel to our properties and do not want paved roads.

I completely object to the creation of smaller CR lots and homes because that will irrevocably destroy the existing natural, private, quiet, and unspoiled ecology and ambience. This request by "JT RP LLC" is merely profit-driven with no concern whatsoever for the existing residents. Such rezoning will provide massive financial gain for "JT RP LLC", while I and the other residents will face congestion, loss of the natural setting for which we bought our properties, and encroachment by the zoning we deliberately chose to avoid and escape.

I am unable to attend the hearing on September 30 due to my work and the quite short notice. I beseech you to reject this selfish and frankly irresponsible request.

Very sincerely,


Mavis J. Donnelly
9/21/2015

SEP 28 2015

From: Roy & Miriam Kile <rkile85749@aol.com>
To: sue.morman <sue.morman@pima.gov>
Subject: Co9-15-05 Object to rezoning
Date: Sat, Sep 19, 2015 9:13 am

Having resided in the SR zoned area at 3160 N Bear Canyon Road , Tucson ,Arizona , 85749 for 46 years , we, Roy B.

Kile and Miriam B. Kile , vehemently object to rezoning of adjacent property currently zoned as SR to be rezoned to CR-1 for the following reasons:

- the change to CR-1 for the proposed parcel will allow for 4 houses to be built with the expectation for a rezoning request for the adjacent parcel with the same owner /developer to be requested for rezoning in the near future
- adding 4-8 houses in an area zoned as SR will change the ambience of the neighborhood dramatically
- and also will reduce the value of our property and home dramatically
- the attraction of this rural -like area is the SR zoning
- the owner /developer assured the seller of the property to be rezoned in October, 2013 that the sale would be for the personal use of the new owner
- no attempt by the owner/developer was made to discuss the change with neighbors impacted ,in fact, the owner/developer made it clear that feedback from adjacent property owners is not accepted
- this request is for spot zoning which we understand may be considered inappropriate for this parcel within the SR zoned area

We request a postponement of the September 30th hearing as the major property owners impacted greatly by the rezoning are out of town until mid-October. We further request a recommend that the rezoning request be denied due to the untoward impact on the SR neighborhood.

Thanks you for your consideration for our request for denial . A confirmation letter will be submitted with original signatures . See below for electronic signatures.

Roy B. Kile

Miriam B. Kile

Roy B. Kile 09/19/15
Miriam B. Kile 09/19/15

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING September 30, 2015

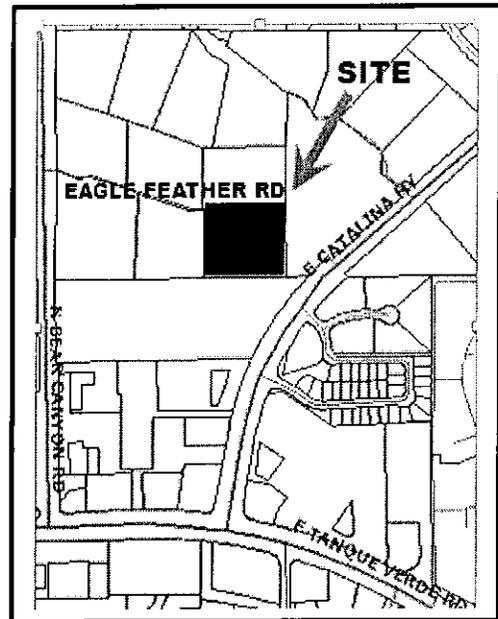
DISTRICT 4

CASE Co9-15-005 JT RP LLC - East Eagle Feather Road (Easement) Rezoning

REQUEST Rezone from SR (Suburban Ranch) to CR-1 (Single-Family Residential) (3.81acres)

LOCATION 9062 East Eagle Feather Road (Easement) Approx. 800 feet East of North Bear Canyon Road Parcel 114-51-1790

OWNER JT RP LLC (Agent Rita Pizarro) – 4802 East Ray Rd #23-339, Phoenix, AZ 85044



LOCATION MAP
T13S-R15E-S34

APPLICANT Kathy Gormally
1215 N. Wentworth Road
Tucson, AZ 85749

APPLICANT'S PROPOSED USE

The property is proposed to be split into four residential lots.

APPLICANT'S STATED REASON

"Develop highest use" for the property

COMPREHENSIVE PLAN DESIGNATION

The land use designation of the subject site is Low Intensity Urban 1.2 (LIU-1.2) under the Pima County Comprehensive Plan, Co7-00-20. The recent update of the Pima County Comprehensive Plan also known as Pima Prospers was adopted by the Board of Supervisors on August 17, 2015. The current land use designation for this site per Pima Prospers is Low Intensity Urban 0.3 (LIU-0.3). The rezoning for this site will be processed as LIU-1.2 under the Pima County Comprehensive Plan (Co7-00-20) that was in effect at the time of submittal. There is no special area or rezoning policies associated with the site.

SURROUNDING LAND USES/GENERAL CHARACTER

North: SR (Suburban Ranch) Residential
South: City of Tucson – Bear Canyon Condominiums
East: SR (Suburban Ranch) Residential
West: SR (Suburban Ranch) Residential

PREVIOUS REZONING CASES ON PROPERTY

There is no previous rezoning request on the property.

PREVIOUS REZONING CASES IN GENERAL AREA

There have been three similar rezoning cases within the vicinity of the site. The requests were to rezone single parcels from SR (Suburban Ranch) zone to CR-1 (Single-Family Residence). There have been no rezoning requests in the area since October of 2001. The rezoning cases were not approved.

1. Co9-84-40 – Request was for the third lot west of the site on the north side of East Eagle Feather Road (Easement).

The following two rezoning cases were requests on the same parcel three lots northeast of the project site.

2. Co9-94-010
3. Co9-00-58

The City of Tucson has annexed the area on generally three sides of the project area. The City of Tucson City Limits is the approximately 1,000 feet north, 800 feet west at Bear Canyon Road and south along the site boundary.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL with conditions**. The owner proposes to split the 3.81 acre property into four one acre single-family lots. The residential lots will rely on an existing well and connection to the sewer. The site is not located within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

Planning Analysis

This is a mixed residential area ranging from large single-family lots to condominium units. This request to rezone to CR-1 one acre lots is greater than the CR-1 minimum lot size of 36,000 sq.ft. Adjacent to the site are six SR (Suburban Ranch) lots and a 238-unit two-story condominium subdivision. There are four CR-1 subdivisions within a radius of 1,000 sq.ft. These four CR-1 subdivisions have minimum size CR-1 lots. The proposed one acre, 43,500 sq.ft. lots are considerably larger than the 36,000 sq.ft. subdivision lots. The four large lots can easily be buffered from the neighboring view sheds.

The property will be connected to sewer and has an existing well to serve the four lots. The vegetation on the site is mostly desert scrub. There are no washes onsite. Currently East Feather Road (Easement) is unpaved and dependent on maintenance by neighbors. The property owner will be required to pave (chip seal) the 800-foot easement from the project site to Bear Canyon Road. The 15-foot access easement for the four lots will also be paved (chip sealed) and utilities brought to the site. The individual driveways do not require paving. The property owner is responsible for utilities and prior to any ground disturbance will need to provide an archeological survey.

Concurrency of Infrastructure

Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection subject to conditions
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection – subject to connecting to the adjacent sewer to the south and standard conditions
PARKS AND RECREATION	Yes	No objection

TRANSPORTATION REPORT

The Pima County Department of Transportation has no objection to the rezoning request. The additional four unsubdivided lots could generate approximately 30 ADT (Average Daily Trips). Traffic from these additional four lots will not impact the nearby arterial roads. Access to the site will be off of a private easement known as Eagle Feather Road (Easement). This easement is only site access via Bear Canyon Road into the City of Tucson/Pima County road network. Major arterial streets within proximity to this site are Bear Canyon Road, Catalina Highway, and Tanque Verde Road. Most trips leaving this site will travel west on Tanque Verde Road.

FLOOD CONTROL REPORT

The PCRFCDD has no objections to this request.

WASTEWATER RECLAMATION REPORT

The PCRWRD has no objection to the proposed rezoning but adds the following comment: The applicant will be required to connect to the public sewer available from the South Bear Canyon Condominiums. The sewer improvements will be subject to the standard conditions of the PCRWRD.

NATURAL RESOURCES, PARKS AND RECREATION REPORT:

Staff has no objection.

CULTURAL RESOURCES REPORT: The site has never been surveyed for cultural resources. The subject property is located on the edge of the Tanque Verde Creek Priority Archaeological Site Complex (SDCP). There are 10 previously identified archaeological sites within a one-mile radius of the parcel. The property owner will be required to provide an onsite archeological survey and will be subject to standard conditions.

PUBLIC COMMENT: To date, September 22, 2015 staff has received six phone calls requesting further information. One letter and one email of opposition have been received. The property owner who sent the email has noted that there will be a letter with original signatures in the mail.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
2. Provision of development related assurances as required by the appropriate agencies.
3. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
4. Adherence to the sketch plan as approved at public hearing.
5. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
6. Pima County Department of Transportation:
Any common, private roadway/driveway serving more than one dwelling unit shall be paved (chip sealed) within six (6) months of the issuance of building permits.
7. Pima County Waste Water Reclamation District:
Should the Board of Supervisors be inclined to approve this rezoning, the Pima County Regional Wastewater Reclamation Department (PCRWRD) recommends the following conditions:
 - A. The owner / developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.
 - B. The owner / developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner/developer shall enter into a written agreement addressing the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

- C. The owner / developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
- D. The owner / developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- E. The owner / developer shall fund, design, and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- F. The owner / developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
- G. Pima County Office of Sustainability:
An on-the-ground archaeological and historic site survey shall be conducted on the subject parcel(s) before any ground modifying activities occur. Any archaeological or historic sites that are recommended as eligible for Arizona or National Registers of Historic Places shall require cultural resources mitigation plan. The mitigation plan will need to be submitted to Pima County either before or at the time of the submittal of a site plan, tentative plat or development plan. Any cultural resource survey and/or mitigation plan shall be conducted by an archaeologist permitted by the Arizona State Museum or registered architect as appropriate. Any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
- H. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

- I. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

- J. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,

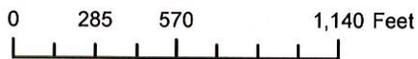
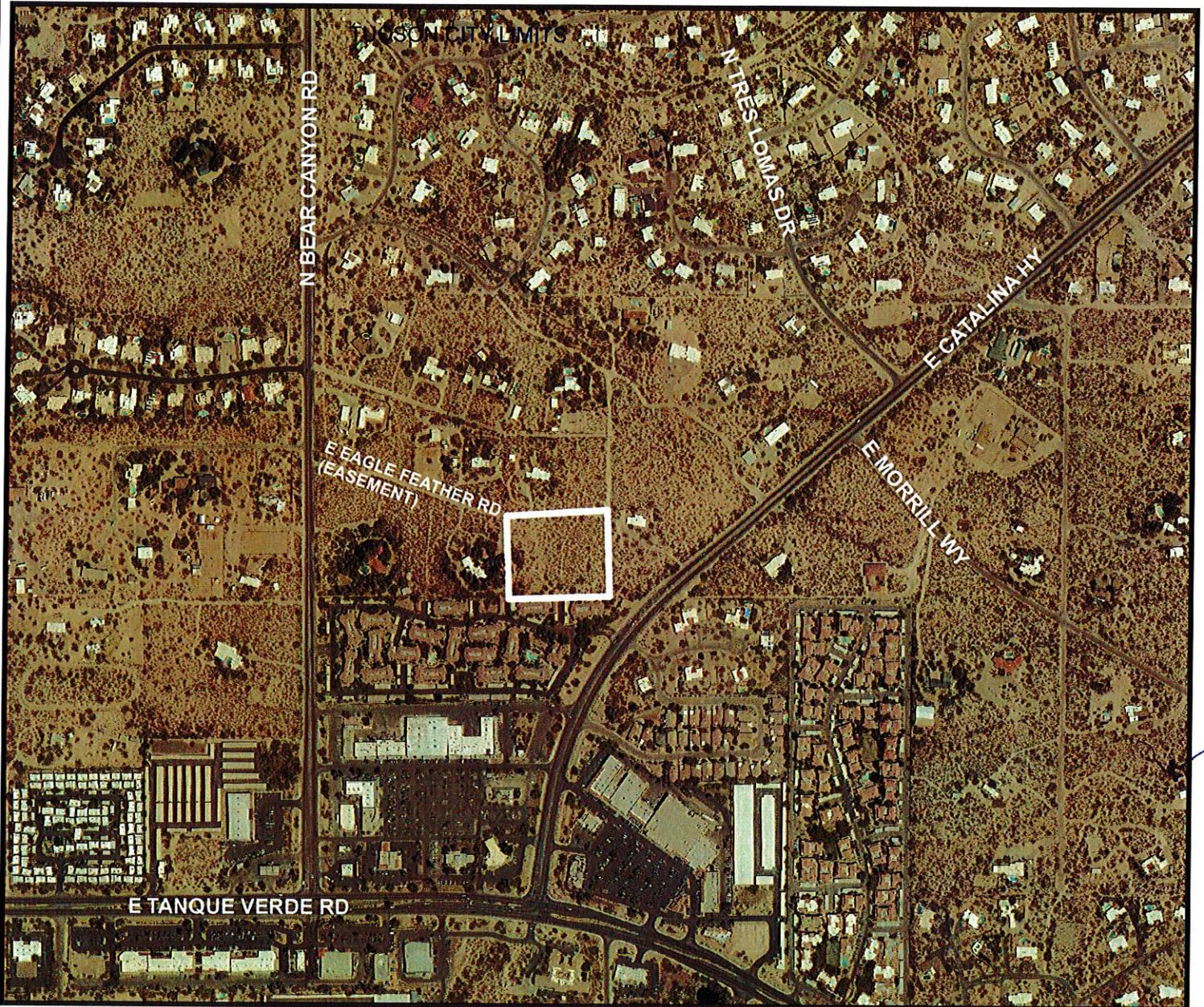

Sue Morman, Senior Planner

c: Rita Pizarro (representative of JT RP LLC) / /Kathy Gormally (applicant)

Case #: Co9-15-005

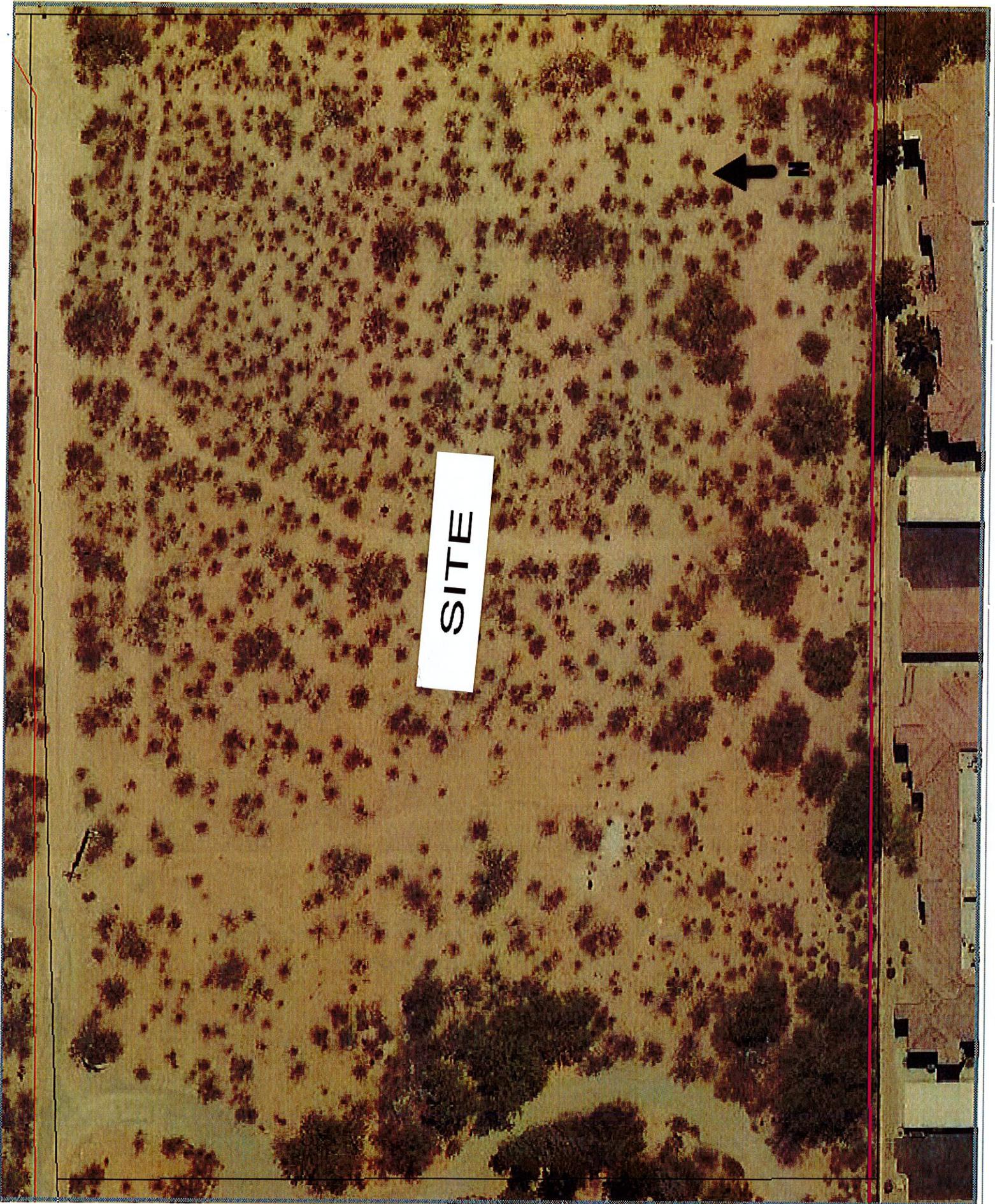
Case Name: JT RP LLC - E. EAGLE FEATHER ROAD (EASEMENT) REZONING

Tax Code(s): 114-51-1790



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

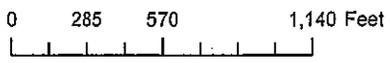
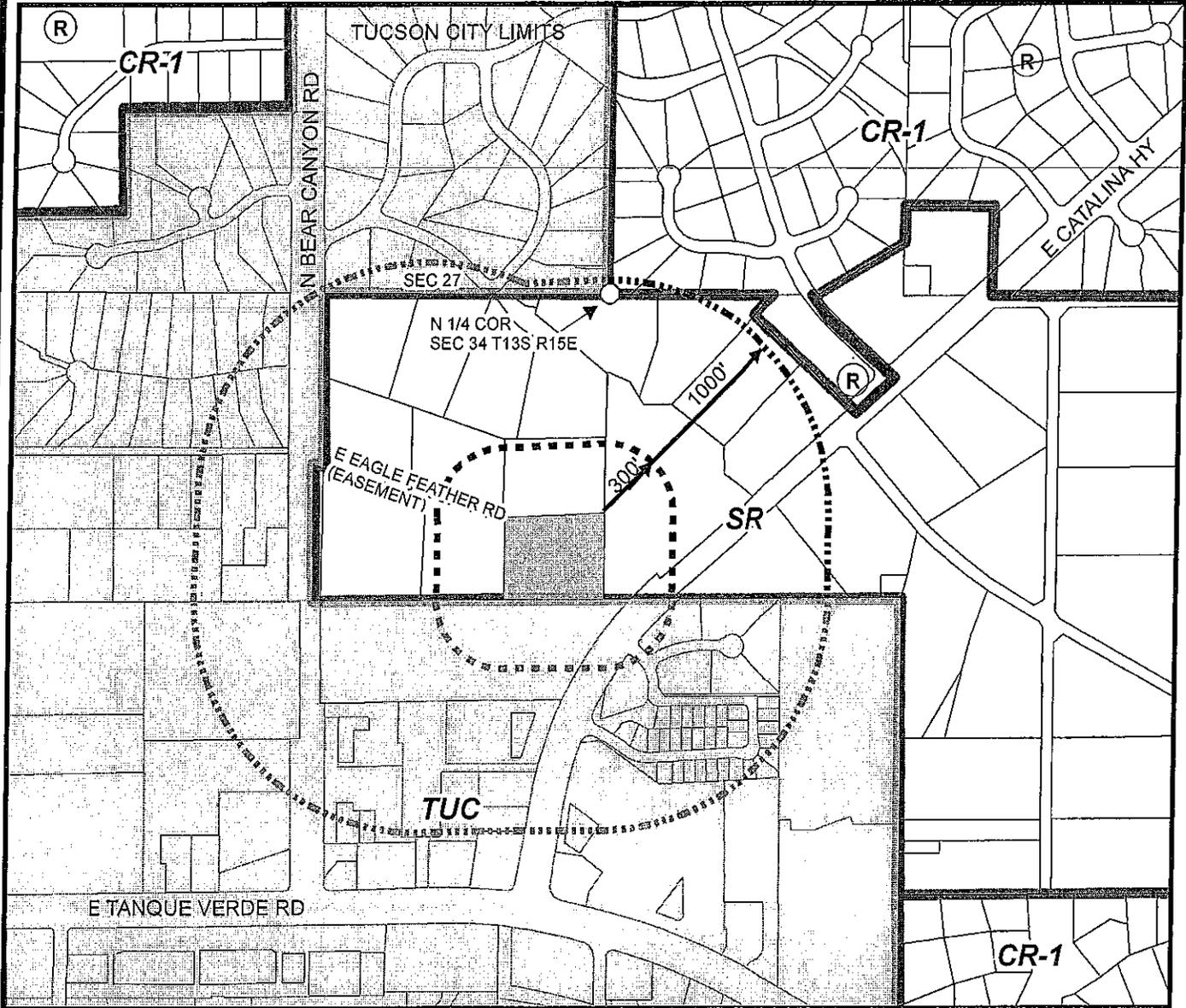
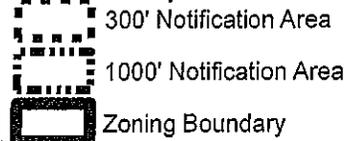
	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN (CO7-00-20)		
	Base Map(s): 52		Map Scale: 1:8,000



SITE



Case #: Co9-15-005
 Case Name: JT RP LLC - E. EAGLE FEATHER ROAD (EASEMENT) REZONING
 Tax Code(s): 114-51-1790

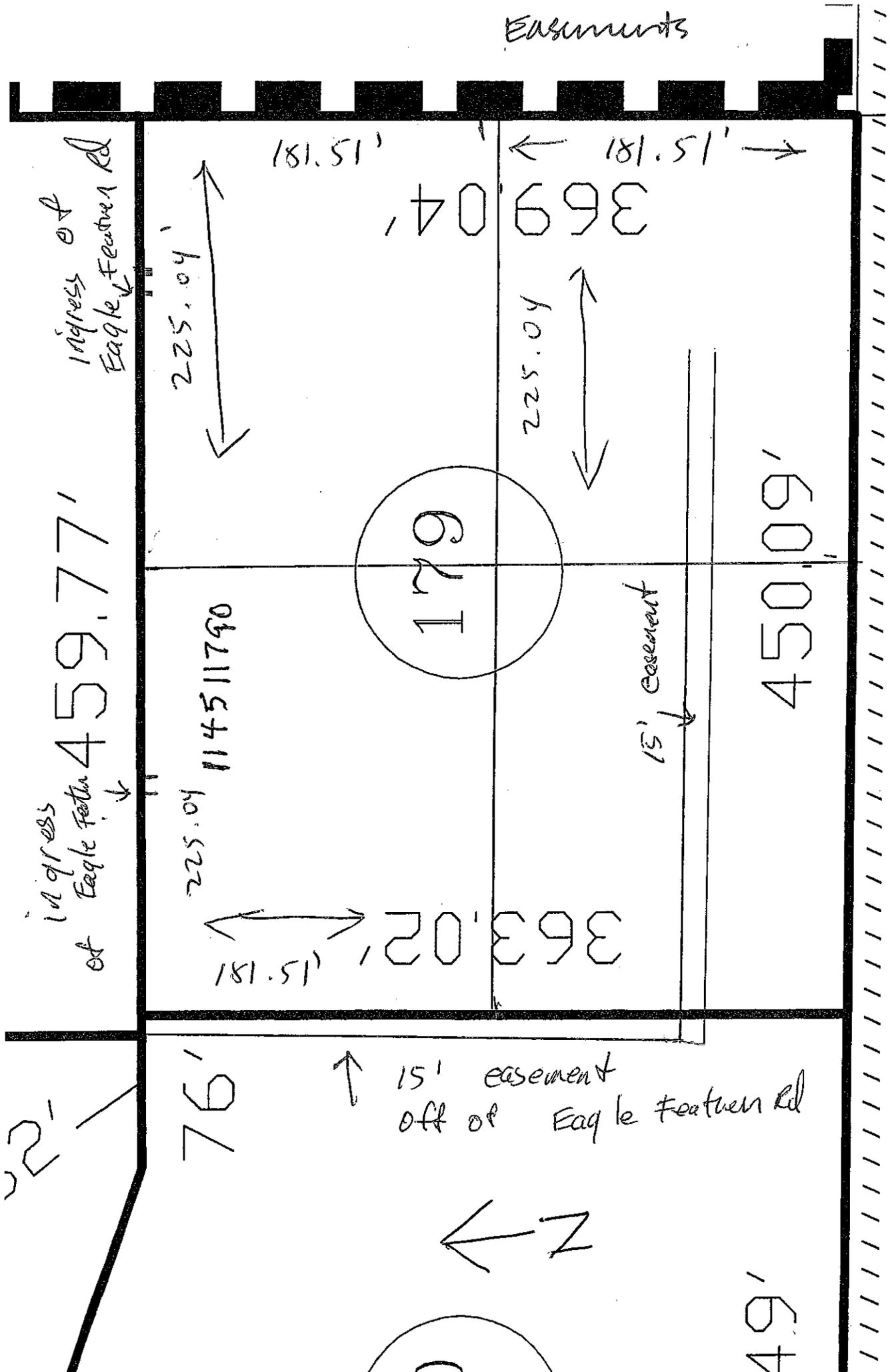


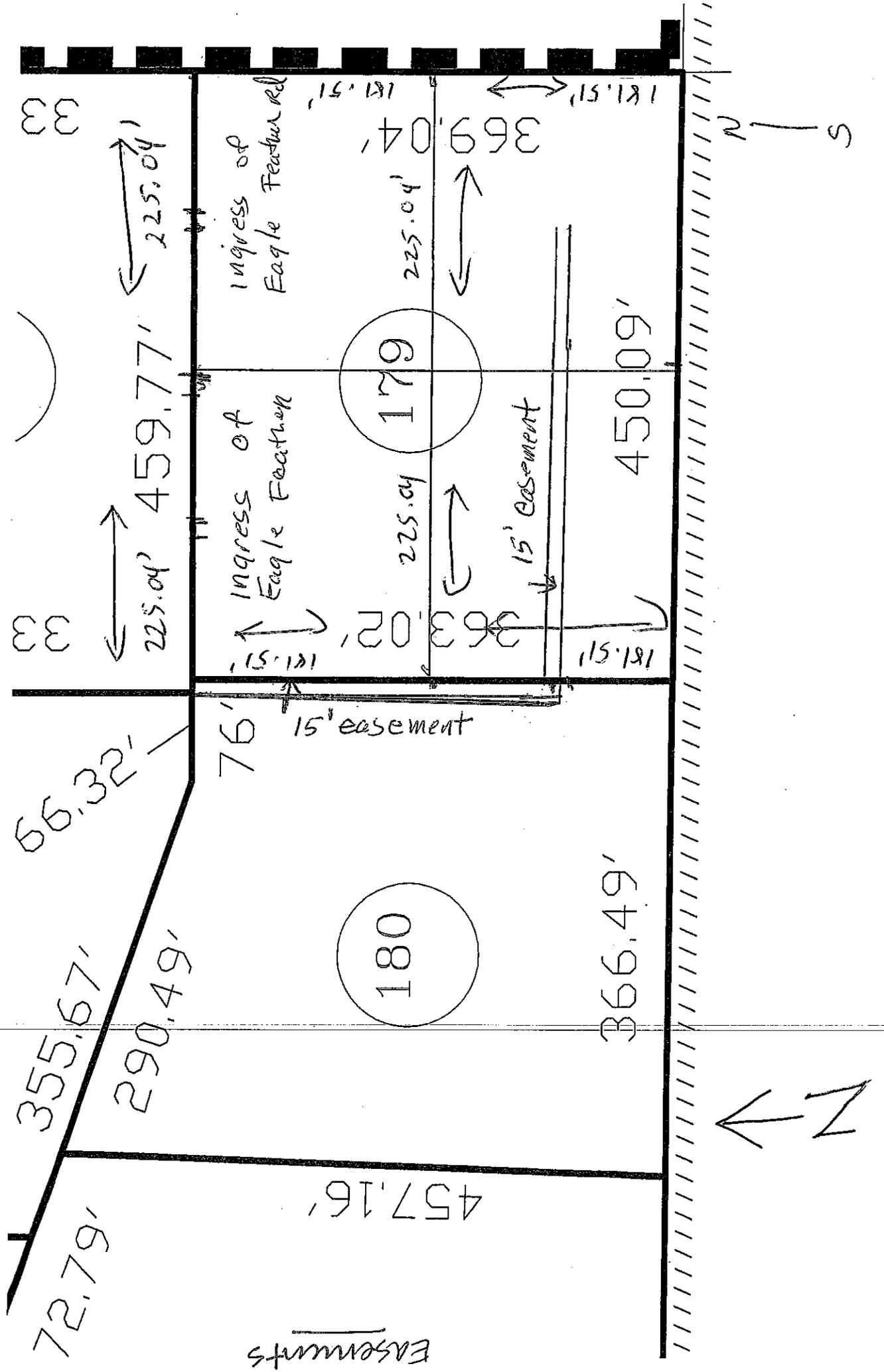
Area of proposed rezoning from SR to CR-1

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes:	PIMA COUNTY COMPREHENSIVE PLAN (CO7-00-20)		
	Planning & Zoning Hearing: 09/30/15 (scheduled)			
	Base Map(s): 52	Map Scale: 1:8,000	Map Date: 09/01/2015	

Easements





Easements

CITY OF TUCSON LIMITS

LIU-1.2

SITE

E. GARDENWAY

N BEAR CANYON RD

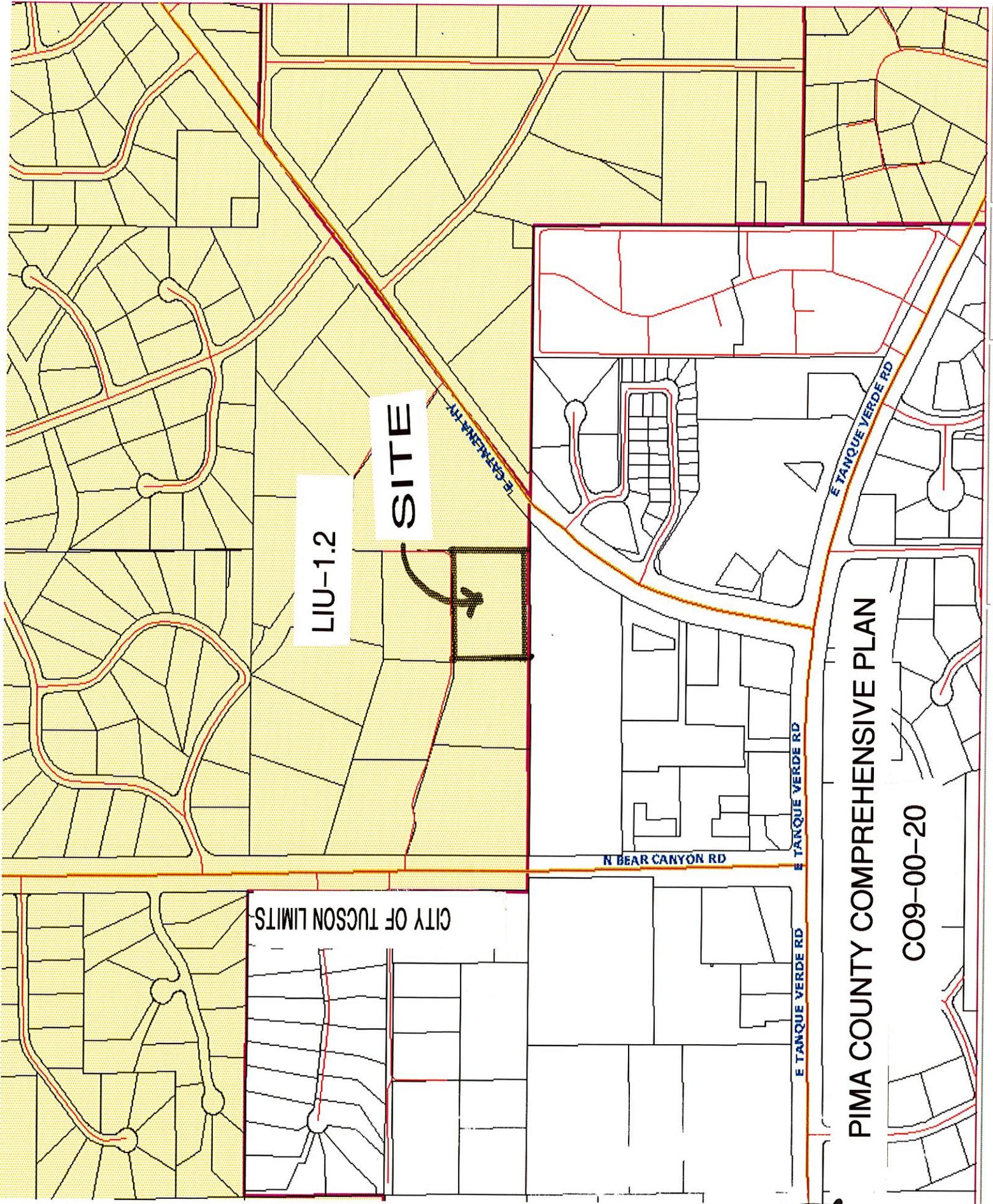
E TANQUE VERDE RD

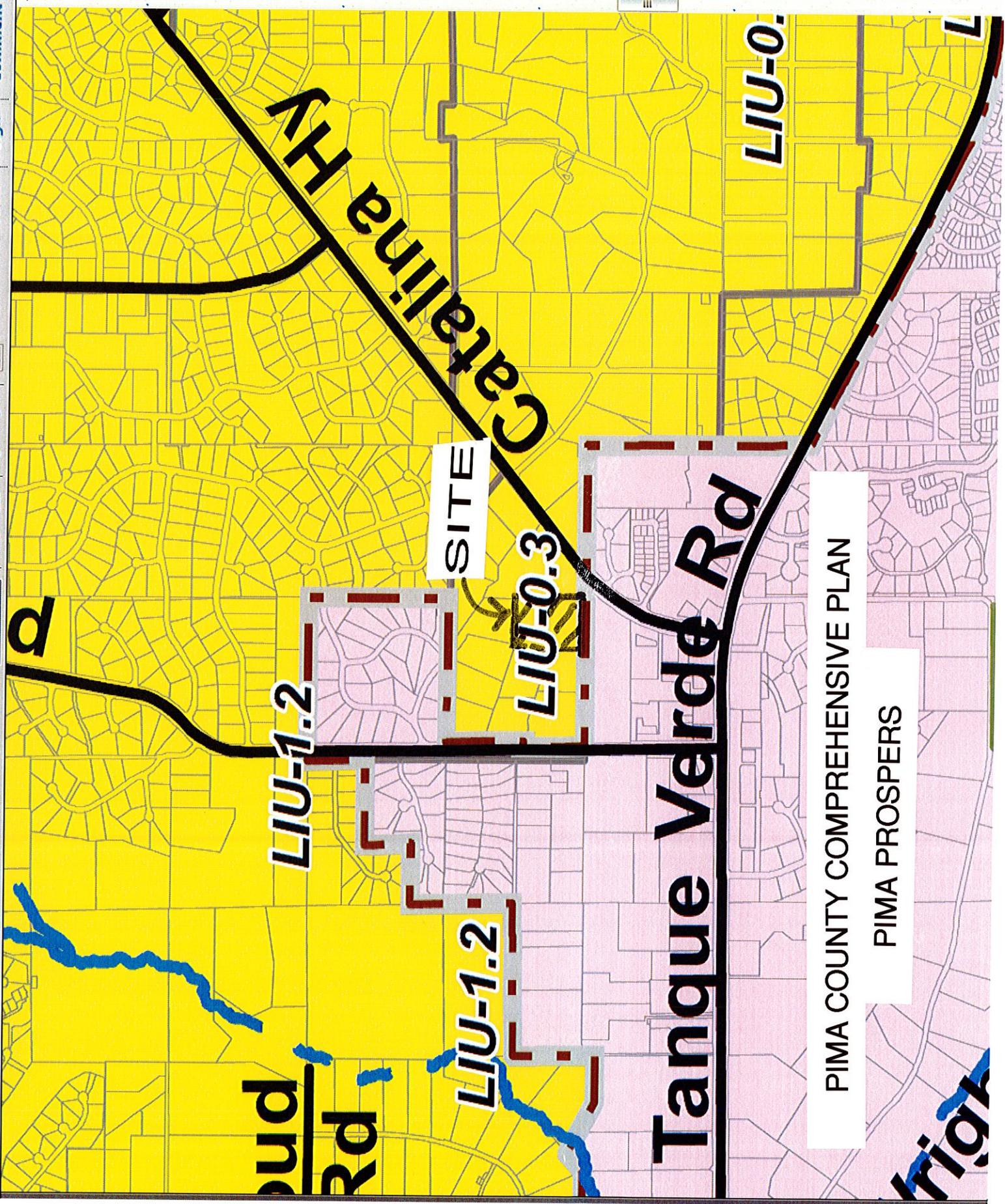
E TANQUE VERDE RD

E TANQUE VERDE RD

PIMA COUNTY COMPREHENSIVE PLAN

CO9-00-20





Catalina Hwy

LIU-1.2

SITE

LIU-0.3

LIU-1.2

Tanque Verde Rd

LIU-0.1

PIMA COUNTY COMPREHENSIVE PLAN

PIMA PROSPERS

↑ N

DESCRIPTIONS OF LAND USE DESIGNATIONS for Co9-15-005-East Eagle Feather Road (Easement)
Rezoning

Pima County Comprehensive Plan Co9-00-20

This is the land use designation in place at the time of submittal of this subject property. The rezoning is processed under LIU-1.2 (Low Intensity Urban 1.2):

8. **Low Intensity Urban** **LIU (or C) on the Land Use Plan Maps**

- a. Purpose: To designate areas for low density residential and other compatible uses; to provide incentives for clustering residential development and providing natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. Residential Gross Density: Only land area zoned and planned for residential use, or natural or cluster open space areas, shall be included in gross density calculations. Natural and cluster open space shall be defined as set forth in Section 18.09.040B, except that cluster open space shall not include land developed under the GC Golf Course Zone. Projects utilizing any of the cluster options set forth in this section shall conform with the provisions of Section 18.09.040 Cluster Development Option. Residential gross density shall conform with the following:

2) Low Intensity Urban 1.2:

- (a) Minimum - (none)
- (b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - (i) Gross density of 2.5 RAC with 30 percent cluster open space, plus 15 percent natural open space; or
 - (ii) Gross density of 4.0 RAC with 30 percent cluster open space, plus 30 percent natural open space.
- (c) Residential Gross Densities for Developments Using Transfer of Development Rights (TDR's): Projects within designated Receiving Areas utilizing TDR's for development (refer to Chapter 18.92 of the Zoning Code) shall conform to the following density requirements:

Minimum – (none)

Maximum – 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster option:

- (i) Gross density of 2.0 RAC with 30 percent cluster open space plus 20 percent natural open space.

DESCRIPTIONS OF LAND USE DESIGNATIONS for Co9-15-005-East Eagle Feather Road (Easement)
Rezoning

Pima County Comprehensive Plan Update – Pima Prospers

The Pima County Comprehensive Plan (Pima Prospers) was adopted recently by the Board of Supervisors on August 16, 2015. The land use designation under the comprehensive plan update (Pima Prospers) was changed to LIU 0.3 (Low Intensity Urban 0.3).

9. Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

- a. Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

Low Intensity Urban 0.3 (LIU-0.3)

- a) Residential Gross Density:
 - i) Minimum – none
 - ii) Maximum – 0.3 RAC. The maximum gross density may be increased in accordance with the following options:
 - a) Gross density of 0.7 RAC with 50 percent open space; or
 - b) Gross density of 1.2 RAC with 65 percent open space.

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING
FOR PROJECTS NOT REQUIRING A SITE ANALYSIS**

Puecunit AZ 85044

602 748 4134

JT RP LLC

4802 E Ray Road #23-339

ritapizarro@gmail.com

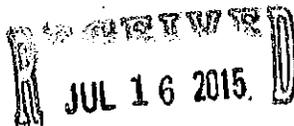
Owner <i>Kathy Gormally</i>	#850-8064 Mailing Address <i>6715 N. WENWORTH Rd</i>	Email Address/Phone daytime / (FAX) <i>gormally1@cox.net</i>
Applicant (if other than owner) <i>9062 E Eagle Feather Rd.</i>	Mailing Address <i>Puecunit AZ 85749</i>	Email Address/Phone daytime / (FAX) <i>#114-51-1799</i>
Legal description / property address <i>3.81</i>	Present Zone <i>SR</i>	Proposed Zone <i>CR-1</i>
Acreage	Comprehensive Plan Subregion / Category / Policies <i>CATFOOT / LOW INTENSITY URBAN LIU.2</i>	Tax Parcel Number

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing current ownership of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with a **signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a **signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a **signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit a sketch plan in accordance with **Chapter 18.91.030.E.1.a. & b** of the Pima County Zoning Code. Submit a detailed description of the proposed project, including existing land uses, the uses proposed and to be retained, special features of the project and existing on the site (e.g., riparian areas, steep slopes) and a justification for the proposed project. Include any necessary supporting documentation, graphics and maps (all documentation should be legible and no larger than 8.5" X 11").
3. Submit three (3) copies of the Biological Impact Report.
4. Submit the entire rezoning fee.

This application is true and correct 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.

5/20/15
Date



Rita Pizarro
Signature of Applicant

BY: *JE*

FOR OFFICIAL USE ONLY

Case name <i>JT RP LLC - E. EAGLEFEATHER RD.</i>		<i>Co9-15-005</i>	
<i>SR</i>	<i>CR-1</i>	<i>52</i>	<i>4</i>
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee Supervisor District
<i>NA</i>			
Conservation Land System category			
Cross reference: Co9-, Co7-, other		<i>CATFOOT / LIU.2 /</i>	
Comprehensive Plan Subregion / Category / Policies			
Received by <i>JE</i>	Date <i>7/16/15</i>	Checked by <i>DS</i>	Date <i>7-17-15</i>

Co9- 15-04

PIMA COUNTY
REZONING IMPACT STATEMENT

Please answer the following questions completely; required hearings may be delayed if an adequate description of the proposed development is not provided. Staff will use the information to evaluate the proposed rezoning. Additional information may be provided on a separate sheet.

NAME (print) Rita Pizarro DBA JTRP LLC

NAME OF FIRM (if any) _____

INTEREST IN PROPERTY Sub Divide

SIGNATURE Rita Pizarro DATE 6/18/15

A. PROPOSED LAND USE

1. Describe the proposed use of the property.

Single Family Residence in CR1 zoning

2. State why this use is needed.

Develop highest use.

3. If the proposed use is residential, how many total residential units would there be on the property to be rezoned? Will these be detached site-built homes, manufactured homes, or another type?

Total units: 4 Type: SFR

4. Will the subject property be split into additional lots? YES NO (circle one)

5. How many total lots are proposed to be on the property to be rezoned, and what size in acres will each lot be?

4

6. If more than one lot would be created by this rezoning, how will all-weather access be provided to these lots from a dedicated public road? (e.g. direct access, existing easement, new easement, etc.)

Eagle Feather Dr. a parcel 180 ingress & egress

7. What is the maximum proposed building height?

_____ feet and 1 stories

8. Provide an estimate of when proposed development will be started and completed.

Starting date: _____
Completion date: Oct 1 estimate

9. If the proposed development is commercial or industrial:

- a. How many employees are anticipated? _____
b. How many parking spaces will be provided? _____
c. What are the expected hours of operation? _____

- d. Will a separate loading area be provided? _____
- e. Approximate size of building (sq. feet)? _____
10. a. For commercial or industrial developments, or residential developments of three residences per acre or greater, state which bufferyards are required, according to Chapter 18.73 (Landscape Standards) of the Zoning Code.

b. Describe the buffer choice that would be provided (e.g.: buffer width, use of walls, or type of plant material) to meet the Code requirement. Refer to Chapter 18.73 of the Zoning Code.

- _____
11. If the proposed development is an industrial project, state the industrial wastes that will be produced and how they will be disposed of. (Discuss the means of disposal with the Wastewater Management Department at 740-6500 or the Department of Environmental Quality at 740-3340.)

B. SITE CONDITIONS - EXISTING AND PROPOSED

1. Are there existing uses on the site? YES NO
- a. If yes, describe the use, stating the number and type of dwelling unit, business, etc.

RD

- b. If no, is the property undisturbed, or are there areas that have been graded?

NO

2. If the proposed rezoning is approved, will the existing use be removed, altered, or remain as is?

remain as is

3. Are there any existing utility easements on the subject property? YES NO

If yes, state their type and width, and show their location on the sketch plan.

4. Describe the overall topography of the subject property, and note whether any slopes of greater than 15% are present on the property. Note any rock outcropping or unusual landforms or features.

None

d. Are there any Palo Verde trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

e. Are there any Ironwood trees on the subject property with trunks six inches or greater in diameter as measured four feet above ground? If yes, how many?

NO YES Number: _____

f. Have any Cactus Ferruginous Pygmy Owls been found on the subject property or within 1,500 feet of the proposed development project as a result of an Owl Habitat Survey?

- ___ 1) No survey has been done.
- 2) No owls were found as a result of a survey performed on _____ (date).
- ___ 3) _____ (Number of) owls were found as a result of a survey performed on _____ (date).

11. Will a septic system or public sewer be used for the proposed development?

SEPTIC SEWER

If septic is to be used, state whether one currently exists on the property and, if so, whether additions to that system will be needed for this development. (NOTE: For information on septic system requirements, call the Department of Environmental Quality at 740-3340.)

12. How will water be supplied to the property? If a water company, state which one.

existing well water

C. SURROUNDING LAND USE

Describe in detail adjacent and nearby existing land uses within approximately 500 feet of the subject property in all directions.

NORTH: SR4 _____

SOUTH: High Density Bear Canyon Condominiums ~~SR~~ SR

EAST: SR4 _____

WEST: SR4 _____

September 24, 2015

Item #6

JTRP LLC
4802 E Ray Rd Ste 23-339
Phoenix, AZ 85044

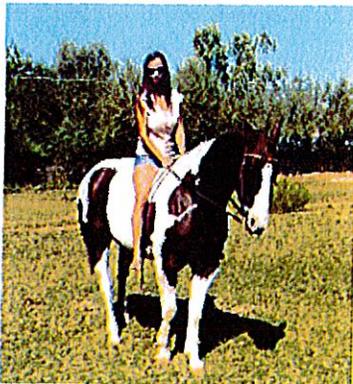
Hello to all Eagle Feather Dr neighbors, my name is Rita Pizarro, I love animals and horses and living in properties with acreage where I can keep my animals and feel a part of nature, I love the Tanque Verde Mountains and the outdoor natural feel of the area, I am the RP of the company JT RP LLC JT which I have with my Partner Jim Troxell, a couple of years ago JT RP LLC purchased a property on Eagle Feather Dr. and now I have the vision of subdividing a 4 acre parcel with the intention of keeping 4 one acre parcels in which we would be building one story ranch houses each on one Acre lots.

The addition of new homes built in the area is very likely to increase property values as a new home build sells for more per square foot than existing home sales and the neighbors and adjacent property owners would benefit from the improvements and values to their property, while keeping the rural feel and peaceful setting of the Tanque Verde mountain, all homes would be one story and would not obstruct anyone's mountain views since they are located south of the mountain, the 4 acre parcel has sparse vegetation so we would not be affecting the local flora

New homes being built in the area will raise property values, hope you can join us at the public meeting to show your support.

Sincerely,

Rita Pizarro
ritapizarro@gmail.com
602 748-4134



over
→

Kathy Gormally
1215 N. Wentworth Rd.
Tucson, Az. 85749
520-850-8064



Pima County Development Services,

I represent Rita Pizarro in her request to change the zoning on the 3.8 acre lot located at 9062 E.Eagle Feather Rd., presently zoned SR to the proposed CR-1. This conforms to the Pima County development plan for the area. The proposal is not a detriment to the integrity of the nearby existing properties. In fact, the property that borders the lot on the south side is a high density apartment complex.

I understand that there have been some objections by neighboring land owners to this proposal. There appear to be two main complaints that I would like to address.

1. Privacy Standards

This parcel is well away from all of the objecting parties. In most instances, it does not border any of them.

2. The Maintenance of the Easement- known as "Eagle Feather Road"

The existing easement is an ungraded dirt road in very poor shape. Rita Pizarro has offered to upgrade the road, and pave it if necessary.

I have been Rita Pizarro's real estate agent for years. I have seen her improve and upgrade properties over and over , consistently increasing their values and esthetic qualities. This project will follow her same high standards of ethical performance, and be an upgrade to the existing area. The proposed project will be a gradual transition from the high density apartment complex on it's southern boundary, to a well

developed "high end" single family ranch style neighborhood on four 1 acre lots.

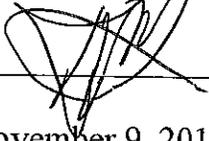
I am a native of Tucson and have seen so many developments over the years.

This plan is exactly what will move Pima County forward in its growth and beauty.

I wholeheartedly encourage you to grant approval of this project.

Thank you for your consideration,

Kathy Gormally

A handwritten signature in black ink, appearing to read "Kathy Gormally", written over a horizontal line.

November 9, 2015



PIMA COUNTY
DEVELOPMENT SERVICES

October 28, 2015

Planning and Zoning Commission Meeting

- 5) **Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD
(EASEMENT) REZONING**
 - a. Letters received before, and on the day of the meeting
(September 30, 2015)

September 30, 2015

To: Sue Mormon and Pima County Planning and Zoning Commission
From: Mina J. Greer, 9001 E Eagle Feather Rd.

Re: Rezoning of Co9-15-05

I am formally protesting this rezoning from SR to CR-1.

You have in your possession two letters that I know of that also strongly protest this rezoning. I will add my voice to theirs in that the rezoning will alter our area in a negative way. Also that I am convinced that the values of our properties will decrease.

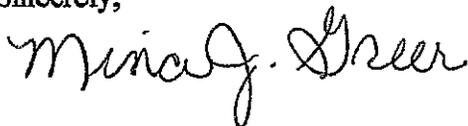
In addition, I have read the application. I understand that no survey has been done for pygmy owls nor are any surveys being planned for the future. While I haven't seen any, this still is a condition of the application. This however ties into the massive disruption of our local wildlife, which includes hawks, owls, javalina, quail and bobcats. I cannot see how this development will benefit that wildlife, nor our community's enjoyment of them.

Another consideration is the well water to be supplied to the new development. My husband and I and the previous owners, the Maslands, all contracted to have our wells (2) developed at the same time. Both were for personal use for our properties. I have a great concern that putting four (4) additional houses on the same well will necessarily affect my own well. In addition, will Ms. Pizarro then become a water utility? I realize that you have contacted the state agency and no comment was made, but that will be something I look into should this rezoning occur.

As noted in Mr. Larry Willingham's letter, Ms. Rita Pizarro is a developer. I have enclosed a partial listing of properties owned by her company JTRP LLC. No one has lived in the existing house since she bought it, so I cannot see how she can infer in her letter that she has any idea of our community. Please, do not let a developer from Phoenix come in and ruin our way of life.

Thank you for your consideration in this matter.

Sincerely,



Mina J. Greer

Untitled

Entity Details for Jtrp Llc
 Description provided by Recordnexus.com. Only the first 30 results will be displayed.

Property	Location	From	To	
6058 S 19th Place	Phoenix, AZ	85042	-	Present
6030 S 19th Place	Phoenix, AZ	85042	2012	Present
1741 E Illini Street	Phoenix, AZ	85040	2004	Present
4003 S Potter Drive	Tempe, AZ	85282	2002	Present
931 S George Street	Tempe, AZ	85281	2006	Present
5208 S 48th Street	Phoenix, AZ	85040	2005	Present
1942 W Georgia Avenue	Phoenix, AZ	85015	2004	Present
1330 W Gary Way	Phoenix, AZ	85041	-	Present
521 W Piedmont Road	Phoenix, AZ	85041	2003	Present
815 E Long Avenue	Buckeye, AZ	85326	2006	Present
22761 W Yavapai Street	Buckeye, AZ	85326	2006	Present
4229 W Sioux Street	Laveen, AZ	85339	-	Present
1663 S 229th Avenue	Buckeye, AZ	85326	2005	Present
16698 W Bellevue Street	Goodyear, AZ	85338	2006	Present
20414 W Arlington Road	Buckeye, AZ	85326	-	Present

Received
9-30-15
@ Meeting

SEPTEMBER 28, 2015

AGAINST REZONING OF Co 9-05 EAST EAGLE FEATHER ROAD (EASEMENT) REZONING

FROM: KEN AND CAROLE NELSON 3140 NORTH BEAR CANYON ROAD

TUCSON, ARIZONA 85749

TO: SUE MORMAN AND PIMA COUNTY PLANNING AND ZONING COMMISSION

WE STRONGLY OBJECT TO REZONING THE PROPERTY IN QUESTION. CONTRARY TO THE LETTER WE RECEIVED FROM THE OWNER IT WILL NOT INCREASE THE VALUE OF OUR PROPERTY OR THAT OF OUR NEIGHBORS. WHAT MAKE OUR PROPERTY UNIQUE IS THAT WE ARE IN A RURAL SETTING AND ENJOY THAT OPPORTUNITY SAME AS THE INDIVIDUAL WHO SENT THE LETTER IS ENJOYING. THIS WILL NOT BE AN OWNER OCCUPIED PROPERTY SO IT IS OF LITTLE CONCERN THAT AS AN INVESTOR OUR PROPERTY VALUES WILL DECREASE. OUR PROPERTY IS SOUTH OF THE EASEMENT SO WE WILL EXPERIENCE A GREAT INCREASE IN TRAFFIC.

WE WOULD APPRECIATE IT IF YOU WOULD CONSIDER OUR OBJECTION, AND THAT OF OUR NEIGHBORS.

THANK YOU,

KEN AND CAROLE NELSON



New N/E

Property Sales
250,000
800,000

List Number	Street #	Direction	Street Name	Apt/Unit #	Suffix	City	State/Prov/Zip Code	List Price/SqFt
21423651	7376		Sabino Terrace		Place	Tucson	AZ 85750	151.73
21427934	3873 N		Foothills Club		Avenue	Tucson	AZ 85750	171.93
21430053	7256 E		Park Land		Loop	Tucson	AZ 85750	167.71
21426931	4289 N		Camino Kino			Tucson	AZ 85718	197.94
21405397	7316 N		Camino Sin Vacas			Tucson	AZ 85718	277.16
21408764	6232 E		Tanuri Valley		Place	Tucson	AZ 85750	283.85
21428288	6184 E		Tanuri Valley		Place	Tucson	AZ 85750	204.84
21431837	3849 N		Foothills Club		Avenue	Tucson	AZ 85750	195.01
21415385	7284 N		Christie		Drive	Tucson	AZ 85718	167.71
21424621	3993 N		Foothills Club		Avenue	Tucson	AZ 85750	175.15
21421045	7266 E		Park Land		Loop	Tucson	AZ 85750	145.88
21420525	3946 N		Foothills Club		Loop	Tucson	AZ 85750	164.87

Average
191, 281

Count 12

6.7% Increase

SEP 28 2015

RE Co9-15-05 JT RP LLC- EAST EAGLE FEATHER ROAD REZONING

Dear Sue Mormon and Pima County Planning and Zoning Commission,

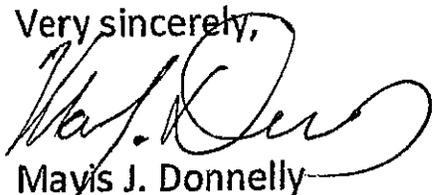
I am writing to you to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

I and the other residents of this subdivision/neighborhood purchased our homes precisely because of the SR zoning to ENSURE privacy and a Nature-based environment and precisely to AVOID more "compact" lots and houses. We strongly value the packed earth roads on which we travel to our properties and do not want paved roads.

I completely object to the creation of smaller CR lots and homes because that will irrevocably destroy the existing natural, private, quiet, and unspoiled ecology and ambience. This request by "JT RP LLC" is merely profit-driven with no concern whatsoever for the existing residents. Such rezoning will provide massive financial gain for "JT RP LLC", while I and the other residents will face congestion, loss of the natural setting for which we bought our properties, and encroachment by the zoning we deliberately chose to avoid and escape.

I am unable to attend the hearing on September 30 due to my work and the quite short notice. I beseech you to reject this selfish and frankly irresponsible request.

Very sincerely,



Mavis J. Donnelly

9/21/2015

SEP 28 2015

September 22, 2015

***Against Rezoning* of Co9-15-05 E. Eagle Feather Road (easement) Rezoning**

From:

Larry & Leslie Willingham

3150 N Bear Canyon Road

Tucson, AZ 85749

To: Sue Morman & Pima County Planning and Zoning Commission

We are writing this letter to express our firm objection to this rezoning request. We have a small community of residents on SR zoned lots with many having lived here for 30-40 years. My wife and I have been here 22 years and all of us enjoy (and do not want to give up) our quiet open space setting. The parcel in consideration is part of our community and is in fact surrounded on three sides by SR lots of our community. Ingress and egress to this property can only be attained through the middle of our community.

The rezoning is to divide an empty SR lot into 4 lots and therefore the traffic potential of 4 additional families to our undeveloped road infrastructure and very old waterline system. The water mains were installed prior to the Tucson Water Department taking them over and the water pressure is already low. The owners of this parcel also own the adjoining SR lot to the west. If this rezoning is successful they will most likely move to change the zoning on that property as well. This would then create the potential of two wildcat subdivisions, side by side, with 8 houses and families crammed in the middle of our SR community. This is not an enhancement for our neighborhood, could very well hurt our property values and leave us with an undesirable situation while these speculators are long gone. This is an investment deal for these owners who do not live here. Although we are surrounded by CR-1 subdivisions, the continuity and identity of our very unique community will be broken by this action. None of us want this to happen.

Thank you for your consideration,

Larry Willingham



SEP 28 2015

SEP 28 2015

SEP 23 2015

R: Case #: Co9-15-005/ Case Name: JT RP LLC - E. Eagle Feather...

k moeckly

Today at 5:14 P

To: Sue.Morman@pima.gov

Dear Ms. Morman:

My sister, Mariys Moeckly, and I are Merl Moeckly Co. and own the property at 9051 E. Eaglefeather Road, which is on the north side the property requesting the rezoning.

We strongly object to this zoning change. It will definitely push the value of our property down. It will also destroy the quality of life we have enjoyed at that address for many, many years. This rezoning can not help our property in any way, shape or form.

Please do not approve this rezoning request. Thank you.

Sincerely



Kent Moeckly
Box 903
Britton, SD 57430
605-448-8968

Reply, Reply All or Forward | More

Click to Reply, Reply All or Forward

From: Roy & Miriam Kile <rkile85749@aol.com>
To: sue.morman <sue.morman@pima.gov>
Subject: Co9-15-05 Object to rezoning
Date: Sat, Sep 19, 2015 9:13 am

Having resided in the SR zoned area at 3160 N Bear Canyon Road , Tucson ,Arizona , 85749 for 46 years , we, Roy B.

Kile and Miriam B. Kile , vehemently object to rezoning of adjacent property currently zoned as SR to be rezoned to CR-1 for the following reasons:

- the change to CR-1 for the proposed parcel will allow for 4 houses to be built with the expectation for a rezoning request for the adjacent parcel with the same owner /developer to be requested for rezoning in the near future
- adding 4-8 houses in an area zoned as SR will change the ambience of the neighborhood dramatically
- and also will reduce the value of our property and home dramatically
- the attraction of this rural -like area is the SR zoning
- the owner /developer assured the seller of the property to be rezoned in October, 2013 that the sale would be for the personal use of the new owner
- no attempt by the owner/developer was made to discuss the change with neighbors impacted ,in fact, the owner/developer made it clear that feedback from adjacent property owners is not accepted
- this request is for spot zoning which we understand may be considered inappropriate for this parcel within the SR zoned area

We request a postponement of the September 30th hearing as the major property owners impacted greatly by the rezoning are out of town until mid-October. We further request a recommend that the rezoning request be denied due to the untoward impact on the SR neighborhood.

Thanks you for your consideration for our request for denial . A confirmation letter will be submitted with original signatures . See below for electronic signatures.

Roy B. Kile

Miriam B. Kile

Roy B. Kile 09/19/15
Miriam B. Kile 09/19/15



September 30, 2015

Planning and Zoning Commission Meeting

6) Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD
(EASEMENT) REZONING

- a. Letters received 9/28/15

SEP 28 2015

RE Co9-15-05 JT RP LLC- EAST EAGLE FEATHER ROAD REZONING

Dear Sue Mormon and Pima County Planning and Zoning Commission,

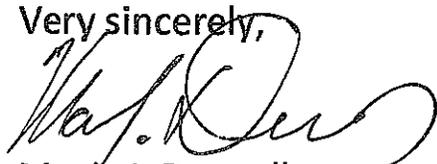
I am writing to you to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

I and the other residents of this subdivision/neighborhood purchased our homes precisely because of the SR zoning to ENSURE privacy and a Nature-based environment and precisely to AVOID more "compact" lots and houses. We strongly value the packed earth roads on which we travel to our properties and do not want paved roads.

I completely object to the creation of smaller CR lots and homes because that will irrevocably destroy the existing natural, private, quiet, and unspoiled ecology and ambience. This request by "JT RP LLC" is merely profit-driven with no concern whatsoever for the existing residents. Such rezoning will provide massive financial gain for "JT RP LLC", while I and the other residents will face congestion, loss of the natural setting for which we bought our properties, and encroachment by the zoning we deliberately chose to avoid and escape.

I am unable to attend the hearing on September 30 due to my work and the quite short notice. I beseech you to reject this selfish and frankly irresponsible request.

Very sincerely,


Mavis J. Donnelly
9/21/2015

SEP 28 2015

September 22, 2015

Against Rezoning of Co9-15-05 E. Eagle Feather Road (easement) Rezoning

From:

Larry & Leslie Willingham
3150 N Bear Canyon Road
Tucson, AZ 85749

SEP 28 2015

To: Sue Morman & Pima County Planning and Zoning Commission

We are writing this letter to express our firm objection to this rezoning request. We have a small community of residents on SR zoned lots with many having lived here for 30-40 years. My wife and I have been here 22 years and all of us enjoy (and do not want to give up) our quiet open space setting. The parcel in consideration is part of our community and is in fact surrounded on three sides by SR lots of our community. Ingress and egress to this property can only be attained through the middle of our community.

The rezoning is to divide an empty SR lot into 4 lots and therefore the traffic potential of 4 additional families to our undeveloped road infrastructure and very old waterline system. The water mains were installed prior to the Tucson Water Department taking them over and the water pressure is already low. The owners of this parcel also own the adjoining SR lot to the west. If this rezoning is successful they will most likely move to change the zoning on that property as well. This would then create the potential of two wildcat subdivisions, side by side, with 8 houses and families crammed in the middle of our SR community. This is not an enhancement for our neighborhood, could very well hurt our property values and leave us with an undesirable situation while these speculators are long gone. This is an investment deal for these owners who do not live here. Although we are surrounded by CR-1 subdivisions, the continuity and identity of our very unique community will be broken by this action. None of us want this to happen.

Thank you for your consideration,

Larry Willingham



SEP 28 2015



September 30, 2015

Planning and Zoning Commission Meeting

6) Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD
(EASEMENT) REZONING

- a. Letter received 9/23/15
- b. Letter received 9/25/15

SEP 23 2015

R: Case #: Co9-15-005/ Case Name: JT RP LLC - E. Eagle Feather...

k moeckly

To Sue.Morman@pima.gov

Item #6

Today at 5:14 PM

Dear Ms. Morman:

My sister, Marlys Moeckly, and I are Merl Moeckly Co. and own the property at 9051 E. Eaglefeather Road, which is on the north side the property requesting the rezoning.

We strongly object to this zoning change. It will definitely push the value of our property down. It will also destroy the quality of life we have enjoyed at that address for many, many years. This rezoning can not help our property in any way, shape or form.

Please do not approve this rezoning request. Thank you.

Sincerely



Kent Moeckly
Box 903
Britton, SD 57430
605-448-8968

Reply, Reply All or Forward | More

Click to Reply, Reply All or Forward

September 24, 2015

JTRP LLC

4802 E Ray Rd Ste 23-339

Phoenix, AZ 85044

Hello to all Eagle Feather Dr neighbors, my name is Rita Pizarro, I love animals and horses and living in properties with acreage where I can keep my animals and feel a part of nature, I love the Tanque Verde Mountains and the outdoor natural feel of the area, I am the RP of the company JT RP LLC JT which I have with my Partner Jim Troxell, a couple of years ago JT RP LLC purchased a property on Eagle Feather Dr. and now I have the vision of subdividing a 4 acre parcel with the intention of keeping 4 one acre parcels in which we would be building one story ranch houses each on one Acre lots.

The addition of new homes built in the area is very likely to increase property values as a new home build sells for more per square foot than existing home sales and the neighbors and adjacent property owners would benefit from the improvements and values to their property, while keeping the rural feel and peaceful setting of the Tanque Verde mountain, all homes would be one story and would not obstruct anyone's mountain views since they are located south of the mountain, the 4 acre parcel has sparse vegetation so we would not be affecting the local flora

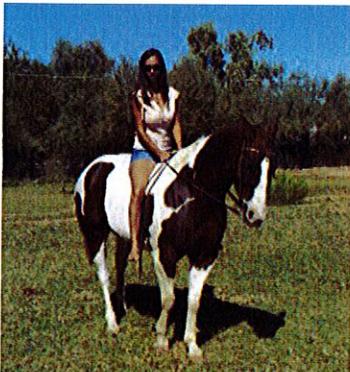
New homes being built in the area will raise property values, hope you can join us at the public meeting to show your support.

Sincerely,

Rita Pizarro

ritapizarro@gmail.com

602 748-4134



Proposed example of rendering for homes to be built on:

9062 E Eagle Feather Rd
Tucson, AZ 85749



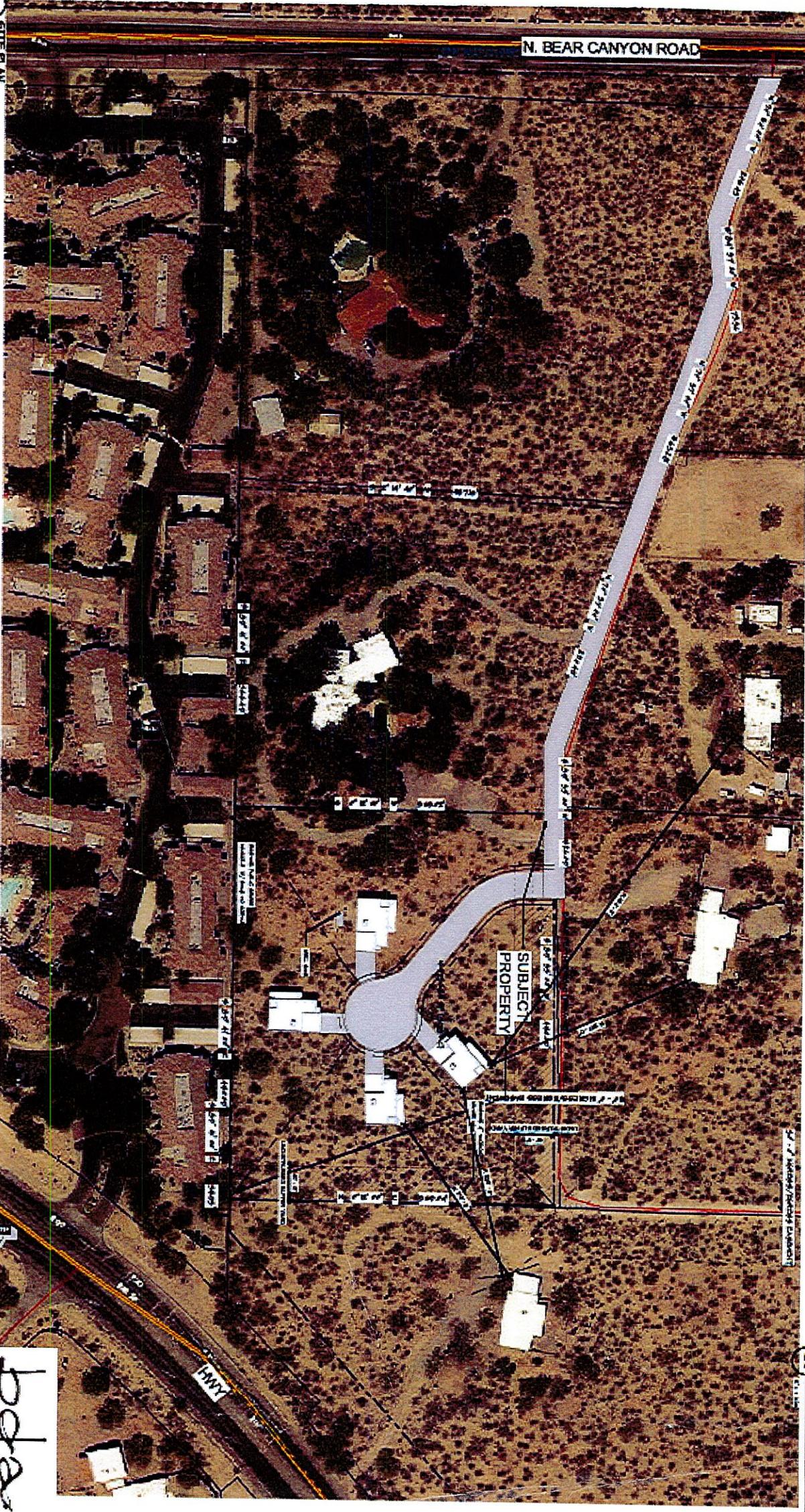


**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 27, 2016**

Additional Material

ITEM# 5

**Co9-15-05 JT RP LLC – EAST EAGLE FEATHER
ROAD (EASEMENT) REZONING
SITE MAP (RECEIVED ON 1/26/16)**



N. BEAR CANYON ROAD

SUBJECT PROPERTY

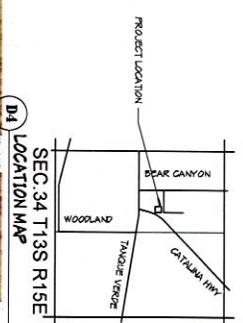
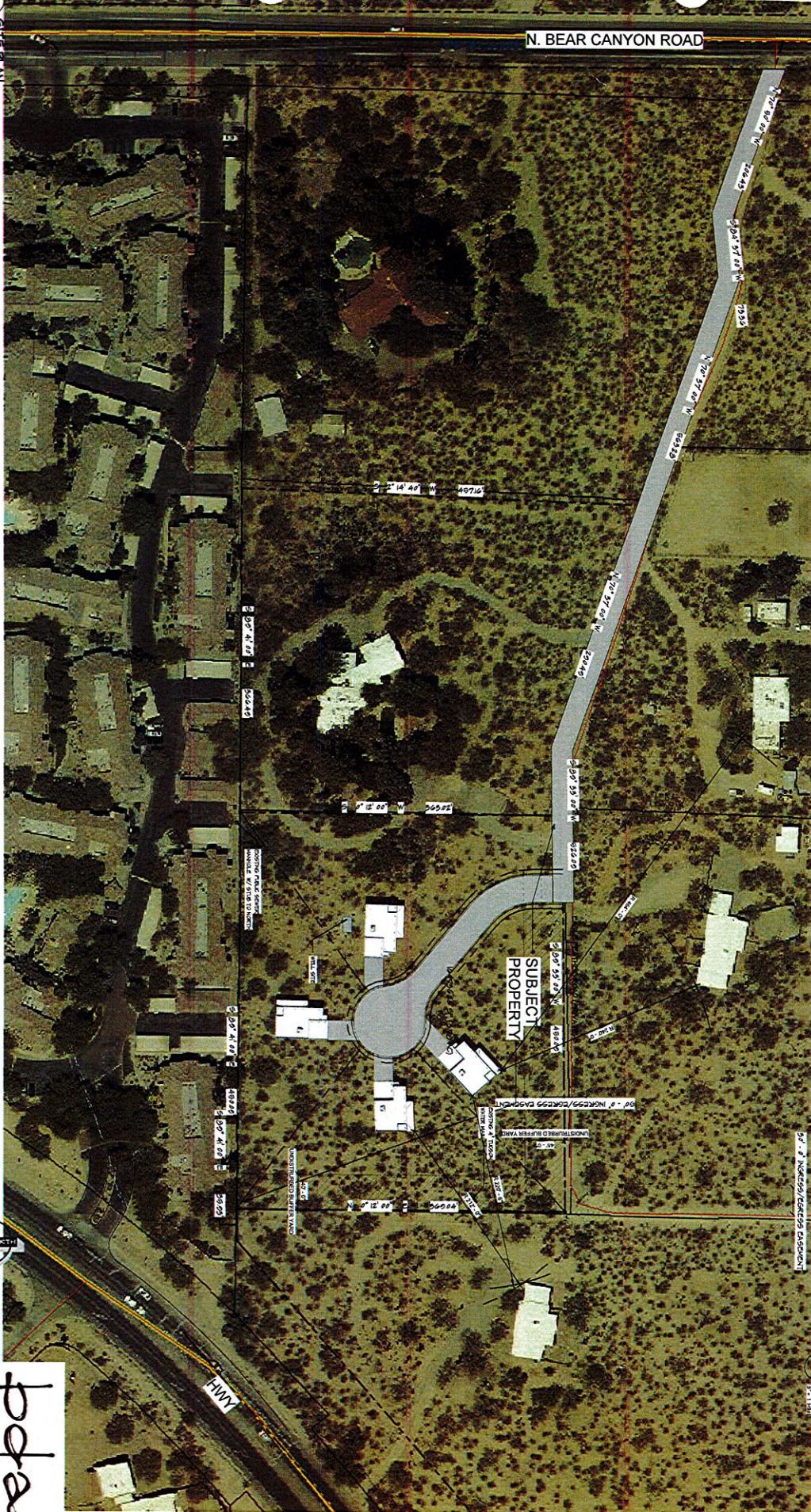
HWY 101

12 LOCATION MAP

SEC. 34 T13S R15E



1000



D4 LOCATION MAP
SEC. 34 T13S R15E

ppa
BRIGHT DESIGN ASSOCIATES