



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.

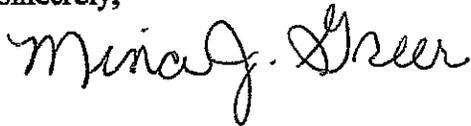
In addition, I have read the application. I understand that no survey has been done for pygmy owls nor are any surveys being planned for the future. While I haven't seen any, this still is a condition of the application. This however ties into the massive disruption of our local wildlife, which includes 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

SEP 30 2015
BT

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 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
191,981

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,

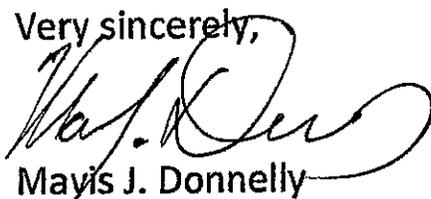
I am writing to you to passionately protest the rezoning request wherein "JT RP LLC" seeks to change the SR property to CR-1 properties. I have lived on the property immediately abutting that parcel since 1989. My address is 3170 North Bear Canyon Road; my name is Mavis J. Donnelly.

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

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BY:

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, 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

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
 09/19/15
Miriam B. Kile

 09/19/15