

**Co9-13-16**

**WRITTEN SUPPORT AS OF NOON  
MARCH 18, 2014**

**David Petersen**

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**From:** McNeice, Pam <PamM@longrealty.com>  
**Sent:** Monday, March 17, 2014 12:21 PM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a “Leased Home Community” is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Name: Pamela W. McNeice

ADDRESS: [pamm@longrealty.com](mailto:pamm@longrealty.com)

Pam McNeice

Long Realty

1890 E. River Rd.

Tucson, AZ. 85718

ph: 520.918.2443

cell: 520.977.7115

[pamm@longrealty.com](mailto:pamm@longrealty.com)

download my app

<http://longrealtyapp/pammcneice>

## David Petersen

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**From:** Majid <majidrg@aol.com>  
**Sent:** Sunday, March 16, 2014 8:39 PM  
**To:** David Petersen  
**Cc:** ruggallery@ruggalleryaz.com  
**Subject:** Support for Smart Growth in Pima County  
**Attachments:** Smart Growth.pdf

Mr. Petersen,

Attached please find the letter regarding the support for Smart Growth in Pima County. I have been in business for almost 30 years in Tucson and I believe the Smart Growth project will help grow the economy and create jobs in Tucson.

Thank you,

Rug Gallery / Majid

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

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NAME RUG GALLERY, MAJID ARABSHAHI

ADDRESS 1825 E RIVER RD Suite 111

TUCSON, AZ 85718

Ph# 571-7847

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

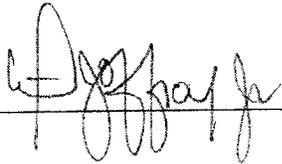
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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME \_\_\_\_\_ William F Joffroy Jr \_\_\_\_\_



ADDRESS \_\_\_\_\_ 4231 E Pontatoc Canyon Dr. \_Tucson, Arizona 85718\_\_\_\_\_

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME Joseph A. TATAROLA

ADDRESS 7130 Via Venezia, Tucson, AZ 85704

David Petersen  
Pima County Development  
201 N. Stone 2nd floor  
Tucson AZ 85701

March 3, 2014

RE: Protest Withdrawal

Dear Mr. Petersen,

I own + live in the first house adjoining the parcel to the east of the "Avila East" proposed development.

Some time ago I sent in a letter of protest regarding the rezoning. I, now, wish to withdraw my protest.

This withdrawal decision is due to cooperation of the developer in revising the PDP by removing 10 homes along the east property line + subsequently increasing the "buffer" between my home the easterly wall of the closest proposed home to a 100' setback from the wall.

In addition, the developer has agreed to adding trees near the back wall + limiting the PDP to one story dwellings thus reducing the immediate impact of it to my home.

Sincerely

Miles West

7201 E. Sabino Vista Dr.  
Tucson AZ 85750

MAR 04 2014

## David Petersen

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**From:** Bobotsn7@aol.com  
**Sent:** Thursday, March 13, 2014 8:17 AM  
**To:** David Petersen  
**Subject:** (no subject)

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

I have owned 11 rental condominiums for over 20 years. These rentals are located at River & Campbell and Sunrise and Swan and are in predominately owner-occupied complexes. I have experienced in 9 out of 10 rental periods the renters maintained the property as good or better than the owner-occupied units. If managed properly, rental units are an asset to the area.

Bob H. Austin  
4850 E. Camino de los Olivos  
Tucson, Arizona 85718

David.Petersen@dsd.pima.gov

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME John DelFrari

ADDRESS 5845 N Paseo Otono, Tucson, Az 85750

David.Petersen@dsd.pima.gov

David Petersen

Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME Janine Irvin

ADDRESS 4708 E. Burning Tree Place, Tucson, AZ 85718

## David Petersen

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**From:** Carl Piccarreta <carl@capicclaw.com>  
**Sent:** Wednesday, March 12, 2014 9:50 AM  
**To:** David Petersen  
**Subject:** Co9-13-16---APPROVAL

March 12, 2014

David Petersen  
Senior Planner, Pima County

**Re: Approval of Co9-13-16**

Dear Mr. Petersen:

Please share my recommendation with the Planning and Zoning Commission/Board of Supervisors for their approval of Co9-13-16 rezoning request.

In my opinion, this rezoning request is an excellent use of an otherwise vacant 15 acre parcel. It will use existing roads and utilities while providing attractive, single story leased housing. This is not an apartment complex.

In addition to providing quality housing, this project will create construction jobs and on-going tax revenue.

I commend the Planning and Zoning Commission and Board of Supervisors for looking at the big picture – what benefits the entirety of Pima County – as opposed to a special interest group. We elect our officials to make the tough decisions. When a tough decision benefits the County as a whole, such as this will, I appreciate your swift, favorable action.

Sincerely,  
Carl A. Piccarreta  
CARL A. PICCARRETA, PC  
145 S. Sixth Avenue  
Tucson, AZ 85701  
(520) 623-3799

David.Petersen@dsd.pima.gov

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME: Linda Weaver

ADDRESS: 4809 W. Rosebay St., Tucson, AZ 85742

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

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This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME Layla Salazar

ADDRESS 4286 N. Limberlost Place

## David Petersen

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**From:** Steve Touche <stouche@lovitt-touche.com>  
**Sent:** Tuesday, March 11, 2014 4:04 PM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living. It continues to concern me that HOA's in the immediate area simply are interested in preventing any type of development. Resulting jobs are vital to this community and I encourage our elected officials to vote in favor of this modification and development.

Kindest Regards,



**Steven D. Touché**  
President

[stouche@lovitt-touche.com](mailto:stouche@lovitt-touche.com)  
P 520.722.3000  
F 520.722.7106

**LOVITT-TOUCHE.COM**  
7202 East Rosewood  
Suite 200  
Tucson, AZ 85710

Tucson - 800.426.2756  
Phoenix - 800.417.2756

Please consider the environment before printing this email.

March 5, 2014

[David.Petersen@dpsd.pima.gov](mailto:David.Petersen@dpsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property utilizing existing roads, utilities, schools and other community infrastructure. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession.

Thank you!

NAME JAMES W. EVANOFF JR



ADDRESS 1129 N. WINSTON BLVD  
TUCSON AZ 85716

## David Petersen

---

**From:** Julie Culver <julie@partnersforhousingsolutions.com>  
**Sent:** Monday, March 10, 2014 2:28 PM  
**To:** David Petersen  
**Subject:** Please Approve Co9-13-16

Mr. Petersen,

I am respectfully requesting that you forward this e-mail to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified on the above subject line, so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "leased home community" is a very good use for this vacant 15 acre property, which will utilize existing roads, utilities, schools, and other community infrastructure. This community will offer a housing option for those who seek to lease in the proposed type of community rather than own a home. I currently live in one of the Aerie communities and can attest to the many benefits associated with this type of lifestyle.

The proposed development will create construction jobs, which are vital to the survival and growth of Pima County. These types of jobs support the County, directly and indirectly, and will continue to help our community out of the recession.

Regards,

**Julie Culver**  
**Manager**

**Partners for Housing Solutions LLC.**

700 E. Broadway Blvd., Suite 200

Tucson, AZ 85719-5753

Office: 520-882-4800

Cell: 520-262-7216

Fax: 520-882-7685

<mailto:julie@partnersforhousingsolutions.com>

**David Petersen**

---

**From:** Karl Young <karl.young@me.com>  
**Sent:** Monday, March 10, 2014 11:01 AM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

[David.Petersen@dspd.pima.gov](mailto:David.Petersen@dspd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Karl Young

6900 North Vista del Pueblo  
Tucson, AZ 85750

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME: Don Bourn

ADDRESS: 3915 E. Broadway Boulevard, Suite 100, Tucson, AZ 85711

## David Petersen

---

**From:** Kerry Stratford <kstratford@calibergroup.com>  
**Sent:** Friday, March 07, 2014 6:56 PM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

Re: **Please APPROVE Co9-13-16**

Mr. Petersen,

Please forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above. I am in favor of the requested rezoning.

The project which contains 169 single story, detached homes is a very good use for this vacant 15 acre property. The property utilizes existing roads, utilities, schools and other community infrastructure, and is the kind of development that is needed in Tucson. There are many people in our community who are interested in a rental housing option that is not found in apartment living. We have seen this type of development be very successful in attracting a large segment of the community.

Our economy can be improved through projects such as this, which impacts construction and other related industries.

Thank you for your attention to this matter.

**Kerry Stratford**

President Caliber Group

**4007 E. Paradise Falls Dr. Suite 210  
Tucson, Arizona 85705**

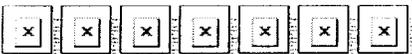


**Phoenix**  
602.442.4505

**Tucson**  
520.795.4500

**Charleston**  
803.291.3090

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## David Petersen

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**From:** Michael Bolchalk <michael@adwiz.com>  
**Sent:** Friday, March 07, 2014 3:36 PM  
**To:** David Petersen  
**Subject:** Please Approve Co9-13-16

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am strongly in favor of the requested rezoning.

As a 40 year resident in Pima County I strongly believe that high density development must be an important part of future growth in our community.

Thank you.

Sincerely,

Michael Bolchalk  
11241 E. Calle Vaqueros  
Tucson, AZ 85749



03/04/2014

Re: Southeast Corner of Sabino Canyon and River Road

Dear Mr. David Petersen,

My family & I have been in the Tucson community since 1975. We love Tucson! We have had collectively a dozen different businesses in that period. It saddens me to hear after all these years the same mentality of NO GROWTH arguments still prevail. This project is exactly what this community needs. I pass this project daily as my son is a counselor at Fenster summer camp, I was excited to see this property have activity on it and be put to excellent use. Thus creating immediate construction jobs and additional jobs for our community is not sinful. Coincidentally, I am in the market for such a housing project right now. I am 56 and downsizing & don't want the responsibility of a big home. However, I am a responsible individual that would take care of this property as it was my own & I promise not to "bring crime to the area" and "destroy home values". Really? The Foothills has a demand for rentals and there is definitely a void in that space. This would make perfect sense to me while creating jobs, tax revenue, & an excellent use of vacant space.

I personally think the positive effect of this project far outweighs the negative. I hope you approve this project for it's my opinion that this is a common sense solution to many unfulfilled needs in our community.

Respectfully,

Joe Cristiani  
5353 N Camino De La Cumbre  
Tucson AZ 85750  
520-370-225

Aqua Chill of Tucson  
P.O. Box 13310 - Tucson, AZ 85732  
Phone. 520.370-2255 - Fax. 866.546.7547 - Email. [Joe@aquachilloftucson.com](mailto:Joe@aquachilloftucson.com)

## David Petersen

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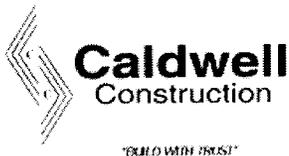
**From:** Dennis A Caldwell Jr. <jr@caldwellllc.com>  
**Sent:** Thursday, March 06, 2014 4:49 PM  
**To:** David Petersen  
**Subject:** "SW" To "SE" and "River Road" "Co9-13-16"

Dear P&Z and BOS Members

My name is Dennis A. Caldwell Jr. and I own/operate a small General Contracting firm here in Tucson. I would like to express my deepest support for the Aerie Development rental home project. This "in fill" project has a creative and well-designed concept located on 2 main intersections, in addition would be very appealing to young professionals/families as myself. This type of "smart growth" is very much needed by Pima County and only creates positive stimulation. As a general contractor operating a small business I am fully aware how much is added to the local economy through construction by the way of material & supply purchases/taxes along with job growth. I currently live in Miramonte at the River (an "in fill" community) between Stone and First and the benefits far outweigh any negatives. What better use for space as "in fill" communities?

I kindly request the full boards support and grant this rezoning.

Dennis A. Caldwell, Jr.  
Project Manager  
Caldwell Construction  
ROC146645-B, ROC146646-B1  
PH: 520.909.5681  
OF: 520.398.7101  
FX: 520.881.8142





March 5, 2014

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property utilizing existing roads, utilities, schools and other community infrastructure. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession.

Thank you!

A handwritten signature in black ink that reads "Geri Laing".

Geraldina Laing  
Administrator

## David Petersen

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**From:** Tom Tracy <twwillc@gmail.com>  
**Sent:** Wednesday, March 05, 2014 4:22 PM  
**To:** David Petersen  
**Cc:** aptcreator@hotmail.com  
**Subject:** e-mail from Tom Tracy

March 5, 2014

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

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Furthermore, based on my knowledge of other similar projects completed by this group, the profile of the tenants who will potentially occupy these units is of the highest caliber, with a propensity to patronize local businesses and generally support a strong neighborhood fabric.

Thank you!

Tom Tracy

6430 N Leonardo da Vinci, Tucson (Pima County) Arizona

March 5, 2014

[David.Petersen@dspd.pima.gov](mailto:David.Petersen@dspd.pima.gov)  
David Petersen  
Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

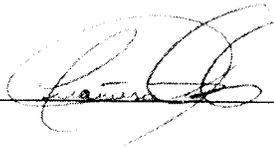
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Thank you!

NAME \_\_\_\_\_



ADDRESS 1129 N. Winsted Blvd. Tucson AZ 85716

## David Petersen

---

**From:** Barry Kitay <barry@whirlygig.com>  
**Sent:** Wednesday, March 05, 2014 12:31 PM  
**To:** David Petersen  
**Subject:** Rezoning Case Co9-13-16 Request for Approval

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)  
David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

As a homeowner who lives in Sabino Vista Hills, I am very much in favor of the request to build approximately 169 single story, detached homes as part of a "Leased Home Community". I think it is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Sincerely,

Barry Kitay  
4050 N. Ridgecrest Dr.  
Tucson, AZ 85750

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME

John Bremond  
JOHN BREMOND

ADDRESS

3960 E. SAN MARINO, TUCSON, AZ 85715

## David Petersen

---

**From:** Pattie Davis <pdavis131@cox.net>  
**Sent:** Wednesday, March 05, 2014 5:19 PM  
**To:** David Petersen  
**Cc:** erin@starconsultingaz.com  
**Subject:** Please APPROVE Co9-13-16

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Patricia A. Davis  
5025 N. 1st Ave. #923  
Tucson, AZ 85718



This email is free from viruses and malware because avast! Antivirus protection is active.

March 5, 2014

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am in favor of the requested rezoning.

I believe that the request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is an appropriate use for this vacant 15 acre property utilizing existing roads, utilities, schools and other community infrastructure. I believe that the project represent a good balance of density and design that is fair to adjacent homeowners and yet, reflects the need for increased density to maximize existing infrastructure and meet the growing demand for quality rental housing units.

Thank you!

A handwritten signature in black ink that reads "Craig W. Johnson". The signature is written in a cursive, flowing style.

Craig W. Johnson  
9151 E Indian Canyon Road  
Tucson, AZ 85749

## David Petersen

---

**From:** William Carroll <BCarroll@eectuc.com>  
**Sent:** Wednesday, March 05, 2014 10:20 AM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

Thank you for taking the time to review this email.

I am familiar with the area and find the request to build approximately 169 single story, detached homes as part of a "Leased Home Community" to be an exceptionally appropriate use for this vacant parcel. Most importantly it is in an area that has existing infrastructure, making this an appropriate infill project.

Opponents are trying to characterize this community as apartments but it is not. It will offer a housing option for those who seek to lease a single family home rather as an alternative to home ownership which is very different from apartment living. The proposed development will also create construction jobs which are vital to helping our region move out of the recession.

In September, the Board approved a Comprehensive Plan amendment for the property allowing this type of use as it was deemed appropriate and was based on the County's desire to support "Smart Growth". Now is the time for the County to take the next step and respect their own Comprehensive Plan and approve this rezoning that supports it.

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am in favor of the requested rezoning.

Thank you!

Bill

**William Carroll, PE**  
Sr. Vice President | Planning & Land Development  
**Engineering and Environmental Consultants, Inc. (EEC)**  
4625 E. Fort Lowell Road, Tucson, AZ 85712  
Tel 520-321-4625 | Ext 7349 | Fax 520-321-0333  
Mobile 520-370-1049 [BCarroll@eectuc.com](mailto:BCarroll@eectuc.com)  
Visit us @ [eec-info.com](http://eec-info.com)

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## David Petersen

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**From:** Jay Blasberg <blasberg@flash.net>  
**Sent:** Wednesday, March 05, 2014 10:09 AM  
**To:** David Petersen  
**Subject:** Letter of Support  
**Attachments:** Approve Co9-13-16 Letter 3-5-14.pdf

Dear Mr. Petersen:

Please see my vote of support for the development of the proposed land parcel on the southeast corner of River Road and Sabino Canyon.

This is a responsible development fulfilling the highest and best use of the property, adding significantly to the tax base and creating sorely needed jobs.

Please, let's all work together to improve the business climate in Pima County.

Yours very truly,

**Jay Blasberg**  
**Jay Blasberg Financial**  
6091 East Grant Road  
Tucson, AZ 85712  
520-760-0936  
520-548-7514 Cell  
[blasberg@flash.net](mailto:blasberg@flash.net)  
AZ CMB 7104

March 5, 2014

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: **Please APPROVE Co9-13-16**

Dear Mr. Petersen,

I live approximately 2 miles north of this proposed project and I am in favor of this being passed. In order to prevent further sprawl we need to be increasing the densities on the shrinking supply of the infill parcels of land. Tastes and demands are changing for people on owning vs. renting and many no longer desire the maintenance associated with larger lots. Please vote for this to go through.

I am respectfully requesting that you forward this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the rezoning case identified above so both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property utilizing existing roads, utilities, schools and other community infrastructure. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these types of jobs have helped the County, and will continue to help the County, out of the recession.

Thank you!

NAME \_\_\_\_\_ Bruce A Jacobs \_\_\_\_\_

ADDRESS \_\_\_\_\_ 6722 E Snyder Rd 85750 \_\_\_\_\_

## David Petersen

---

**From:** Cort Chalfant <cort@cratucson.com>  
**Sent:** Wednesday, March 05, 2014 6:50 AM  
**To:** David Petersen  
**Subject:** Regarding: Co9-13-16

Dear David,

This is just quick email to indicate that I support the above referenced proposed re-zoning to permit 169 "for lease" residential units on the subject property. As an "infill parcel" the type of development that is proposed for the property is appropriate and in my estimation the many public and private benefits that will arise if the proposed development is permitted to proceed far outweigh any detriments that can be objectively measured. With that in mind, I would kindly ask that you present this email at all Planning and Zoning and Board of Supervisors meetings in which the subject project is considered for action.

I hope you will feel free to call me if you would like me to expand on my thoughts.

Sincerely,

Cort Chalfant

Cortlandt (Cort) Chalfant  
Managing Member  
Chalfant Realty Advisors, LLC  
11784 N. Mesquite Hollow Drive  
Oro Valley, AZ 85737  
(520) 275-4496  
[cort@cratucson.com](mailto:cort@cratucson.com)  
[www.cratucson.com](http://www.cratucson.com)

## David Petersen

---

**From:** Jon Volpe <jon@novahomeloans.com>  
**Sent:** Tuesday, March 04, 2014 8:43 PM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession.

Thank you!

**Jon D. Volpe**  
**Chairman & CEO**  
**NOVA HOME LOANS**  
**PH: (520) 618-5626**  
**FAX: 520-777-9650**  
NMLS# 48275  
<mailto:jon@novahomeloans.com>  
[www.volpeteam.com](http://www.volpeteam.com)



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David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME Iuan Teran

ADDRESS 2951 N. Hartwick Ave, Tucson, AZ 857815

## David Petersen

---

**From:** David Freshwater <david@thefreshwatergroup.com>  
**Sent:** Tuesday, March 04, 2014 2:35 PM  
**To:** David Petersen  
**Subject:** Co9-13-16

Mr. David Petersen  
Senior Planner, Pima County

Regarding: Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The sponsors request to build approximately 169 single-story, detached homes as part of a "Leased Home Community" is an excellent use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living. As a land use, it serves as a great buffer to the neighborhoods to the east. Our community must be willing to increase density by approving mid- to higher-densities in these infill vacant properties to minimize sprawl and take advantage of existing services.

Thank you for your consideration.

Regards,

**David Freshwater**

Chairman

Watermark Retirement Communities, Inc.

The Freshwater Group, Inc.

1020 W Radasill Road | Tucson, AZ | 85704

Phone: 520-797-4000 | Cell: 520-820-1010



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## David Petersen

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**From:** Bob Suarez <rsuarez@rsengineering.com>  
**Sent:** Tuesday, March 04, 2014 2:02 PM  
**To:** David Petersen  
**Cc:** Bob Suarez  
**Subject:** Case Co9-13-16

Dear Mr Petersen

I would like to lend my support to this development. This request to build a higher density development in an area with existing infrastructure is exactly what Pima County should encourage in terms of smarter growth. There is a current need for such Leased Home Communities, for those who desire more than the traditional apartment living and yet do not want ownership in a home for various reasons.

This development will create jobs that this community desperately needs. Please pass on this email to the P&Z Commission and the Board of Supervisors

Thank you

Robert Suarez  
President  
R S Engineering

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very appropriate use for this vacant 15 acre property. The development will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession.

I request that the rezoning be approved and the "Leased Home Community" be allowed to be constructed.

Thank you!

Doug Schneider  
12255 W Sunset Road  
Tucson, Arizona 85743

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen

Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME\_\_ Pam Parry\_\_\_\_\_

ADDRESS\_\_ 4943 E Calle Capistrano, Tucson, AZ 85718\_\_\_\_\_

## David Petersen

---

**From:** Rob Tomlinson <rtomlinson@picor.com>  
**Sent:** Tuesday, March 04, 2014 12:03 PM  
**To:** David Petersen  
**Subject:** regarding Co9-13-16 (SEC of Sabino Canyon and River Rd- rezoning)

Dear Mr. Petersen,

My name is Robert Tomlinson. My family and I reside at 3681 N River Hills Drive. I live approximately 4300 ft (less than 1 mile) from the SEC of Sabino Canyon Rd and River Rd. I am writing today in support of the pending rezoning of the property to higher density residential uses. I come to this conclusion from two separate perspectives:

1. As a resident: I travel through this intersection everyday on my way to work. I drive to Sabino and Tanque Verde and then make my right turn to get to my office on the east side of Tucson. The current traffic infrastructure is well designed and has significantly excess capacity. There is more than enough capacity to accommodate increased traffic and we should be leveraging the value that we have put into these expensive improvements by increasing the number of users. The properties around the subject property are almost all higher density and this rezoning would be consistent with the current urban fabric. There is no good reason to say "no".
2. As a Planner: While I do not make a living in Planning, my degree is in Regional Development wherein I focused on Urban Geography and Urban Land Use Planning. I have spent 8 years on the City of Tucson Planning Commission (Chairperson twice) and was Vice Chair on the Town of Sahuarita Planning and Zoning Commission for 7 years. The overall imperative that we have been advancing in the Planning community for the past couple of decades has been sustainability. This development is dense (limiting sprawl) and works with the existing infrastructure in order to leverage greater value from our previous investment. This project is an ideal example of providing housing to the most people possible within our existing footprint. The property is also walkable and bikeable.

Mr. Peterson, I have to say that there is no rational reason that I can think of to say "no" to this rezoning. It makes sense as a neighboring resident and as a Planning aficionado. I hope that staff, commissioners, and our supervisors support this rezoning.

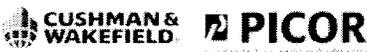
I am available any time to discuss.

Thank you,

Rob

**Rob Tomlinson**  
Retail Properties

T +1 (520) 748 7100  
O +1 (520) 546 2757  
F +1 (520) 546 2799  
[rtomlinson@picor.com](mailto:rtomlinson@picor.com)



[PICOR Commercial Real Estate Services, Inc.](#)  
1100 N. Wilmot, Suite 200, Tucson, AZ 85712

## David Petersen

---

**From:** James Marian <jbm@chapmanlindsey.com>  
**Sent:** Tuesday, March 04, 2014 11:50 AM  
**To:** David Petersen  
**Subject:** Approve CO9-13-16

March 4, 2014

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Jim

James B. Marian CCIM  
Chapman Lindsey Commercial Real Estate Services LLC  
7411 East Tanque Verde Road  
Tucson, Arizona 85715  
Office 520-747-4000 x 106  
Cell 520-403-5132

## David Petersen

---

**From:** bsimmons@rcmlp.com  
**Sent:** Tuesday, March 04, 2014 11:29 AM  
**To:** David Petersen  
**Subject:** Sabino\River road

David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

Britt Simmons, CPA/PFS, AEP, CFP, CGMA



**REGIER CARR & MONROE, LLP, CPAs**

4801 E. Broadway Blvd., Suite 501  
Tucson, AZ 85711-3648  
(520) 624-8229 fax (520) 884-1102  
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## David Petersen

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**From:** Mike Hammond <mhammond@picor.com>  
**Sent:** Tuesday, March 04, 2014 11:15 AM  
**To:** David Petersen  
**Subject:** I support Co9-13-16

David Petersen  
Senior Planner, Pima County

Re: Support for Co9-13-16

Dear Mr. Petersen,

I live at Bear Canyon and Tanque Verde with a rental community across the street from me and find it a very good neighbor. I hope the forces against urban sprawl and for in-fill carry the day. It's time for Tucson/Pima County to walk the talk and not continue rejecting projects that really do enhance value for the neighbors and the community.

A vacant piece of property is an unknown that affects the property values for surrounding property owners far more than a development that adds diversity to the neighborhood.

Be glad to talk more about it with you if you wish....my direct line is below.

**Mike Hammond, SIOR, CRE**  
President/CEO

T +1 (520) 748 7100  
O +1 (520) 546 2700  
F +1 (520) 546 2799  
mhammond@picor.com



PICOR Commercial Real Estate Services, Inc.  
1100 N. Wilmot, Suite 200, Tucson, AZ 85712



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**David Petersen**

---

**From:** ARMANDO RIOS <rios32@msn.com>  
**Sent:** Tuesday, March 04, 2014 10:59 AM  
**To:** David Petersen

David.Petersen@dsd.pima.gov  
David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

Sent from my iPhone

## David Petersen

---

**From:** Jeff Hursh <jhursh@hurshsaffer.com>  
**Sent:** Tuesday, March 04, 2014 10:47 AM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

David Petersen  
Senior Planner, Pima County

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

As a resident of the foothills, I believe the request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living. Also, these homes may bring more children to the foothills area which are desperately needed to fill the schools.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession.

Kind regard,  
Jeff Hursh

Jeff Hursh  
Hursh & Saffer, PLLC  
1200 North El Dorado Place, Suite H-810  
Tucson, Arizona 85715  
[jhursh@hurshsaffer.com](mailto:jhursh@hurshsaffer.com)  
(P): (520) 404-9761  
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**David Petersen**

---

**From:** Eric Cross <ecross@gmail.com>  
**Sent:** Tuesday, March 04, 2014 10:43 AM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16

David.Petersen@dsd.pima.gov  
David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16  
Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a “Leased Home Community” is a very good use for this vacant 15 acre property that will use existing roads and utilities. This community will offer a housing option for those who seek to lease rather than own which is very different from apartment living.

This proposed development will create construction jobs which are vital to Pima County since these type of jobs have helped the County, and will continue to help the County, out of the recession. Thank you!

NAME \_\_\_\_\_ Eric Cross \_\_\_\_\_

ADDRESS \_\_\_\_\_ 11855 E Wagon Trail Road Tucson, AZ 85719 \_\_\_\_\_

## David Petersen

---

**From:** Rick Kleiner <rkleiner@picor.com>  
**Sent:** Monday, March 03, 2014 7:26 PM  
**To:** David Petersen  
**Subject:** Southeast Corner of Sabino Canyon and River Roads Co9-13-16

Re: Southeast Corner of Sabino Canyon and River Roads Co9-13-16

Dear Mr. Petersen,

I am writing in support of the above referenced rezoning. I wish to emphasize that my opinion regarding the merits of this project are the product of many years of working in the real estate industry here in Tucson.

This project is a reflection of our current times, economy and societal demographics and is proposed for development in a logical and beneficial location to serve its customers. I believe this 12 RAC product is quite well suited in proximity to the area's important, busy roads and will take advantage of the existing transportation infrastructure. Objections about "overcapacity" and poor road conditions are simply not logical as a basis for denial of this rezoning. This product is very well received on other similar arterials such as Tanque Verde/Bear Canyon and Cortaro/Thornydale.

Development at this location is consistent with "Growing Smarter" initiatives and good planning practices. The adjoining development to the west is a higher density townhouse project and this product is compatible with that subdivision. This type of product represents a bright spot in our otherwise dismal economic outlook here in Tucson. Our economy would benefit from the jobs created by this and other new construction. And, this type of rental housing is very attractive to "baby boomers" who want to down size as well as young professionals who don't want to own a home.

I think it is time to develop this vacant land in this market-appropriate manner at the earliest opportunity.

Richard Kleiner  
2410 E. Camino La Zorrela  
Tucson AZ 85718

---

**Richard M. Kleiner, MBA**

**Principal**

**Cushman & Wakefield | PICOR Commercial Real Estate**

1100 N. Wilmot Rd, Ste 200

Tucson, AZ 85712

520 546-2745 Direct

520 440-2745 Cell

520 546-2799 Fax

[rkleiner@picor.com](mailto:rkleiner@picor.com)

[www.picor.com](http://www.picor.com)



## David Petersen

---

**From:** Scott <slewis14@comcast.net>  
**Sent:** Sunday, March 02, 2014 11:39 AM  
**To:** District1  
**Cc:** District3; District4; District5; DIST2; David Petersen  
**Subject:** Aerie Development rezoning request

Dear Ms. Miller,

My wife and I are residents of your District and actively supported your campaign. We want to urge you and other members of the board to vote "yes" on Aerie Developments rezoning request in Co9-13-16, Sabino Canyon and River Roads.

As a fourth generation Arizonan and a Tucson native of 60 years, I have seen over that time many changes along the Sabino Canyon corridor. The Aerie development is another example of smart growth. It will benefit the area and adcent neighborhoods, NOT detract from them.

We live on the NE corner of Kolb and Sunrise on 2+ acres in a home I built in 1990. In the years since we built our home, we now have three multi-level rental complexes in the area. To the south: Pinnacle Canyon, to the west: Veranda at Ventana, and to the north: The Greens. In total, over 1,000 luxury rental units are within a quarter mile of our home. Have they decreased our property values? Have they led to unbearable traffic volumes? Have they led to an increase in crime and a degradation of our schools?

The answer: absolutely NOT!

Those opposed to this project have no sense of reason, fair mindedness, or a vision of well planned growth. By their antics and efforts they make the "NIMBY" era pale in comparison. A better descriptive acronym for them is "CAVE" people....Citizens Against Virtually Everything!!

We hope that you, the Planning and Zoning Commission, and all the Supervisors will vote to approve this project.

Sincerely,

Scott & Kate Lewis  
5640 N. Chieftan Trail  
Tucson, AZ 85750

RE: Co9-13-16

To whom it may concern;

As the owner of Freedom RV I'm requesting your consideration into the above referenced matter of the rezoning of the south east corner of Sabino Canyon and River Roads.

As a local business owner in the Tucson community with 2 locations in Tucson, I hope that my opinion can help to serve into your eventual decision process.

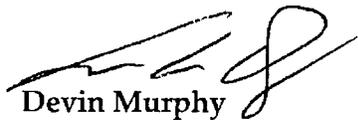
I'm hopeful that the Board of Supervisors will continue to demonstrate the support of the business community through well planned growth along main roadways just like this proposal by voting in favor of this rezoning.

Not to mention the substantial trickle down affect that projects like these provide our local economy as a result of the work needed for construction demands.

The past proves that your board encourages good, business friendly decisions that encourage "smart growth".

Thank you so very much for taking your valuable time to consider my stance on this important decision.

Respectfully,



Devin Murphy

Owner

Freedom RV

[devinmurphy@qwest.net](mailto:devinmurphy@qwest.net)

## David Petersen

---

**From:** Jonathan Jump <jump@jvico.com>  
**Sent:** Friday, February 28, 2014 9:32 AM  
**To:** David Petersen  
**Subject:** Please APPROVE Co9-13-16 SEC of Sabino Canyon and River Roads

February 28, 2014

[David.Petersen@dcd.pima.gov](mailto:David.Petersen@dcd.pima.gov)

Mr. David Petersen  
Senior Planner, Pima County

Regarding: Please APPROVE Co9-13-16  
SEC of Sabino Canyon and River Roads

Dear Mr. Petersen,

Please provide this email to the Planning & Zoning Commission and the Board of Supervisors for all hearings in the above numbered rezoning case so that both are aware that I am in favor of the requested rezoning.

The request to build approximately 179 single story, detached homes as part of a "Rental Community" is a very appropriate use for this vacant 15-acre property. This project is the definition of intelligent infill development using existing roadway and utility infrastructure.

This rental community will offer a housing option for those who choose to rent rather than own, which is very different from apartment living. Similar projects have recently been developed in Pima County and are much more aesthetically pleasing than typical multi story apartments or national homebuilder two story projects.

This proposed development will create vital construction jobs and development fees, helping Pima County continue to emerge from the recession.

Thank you for your consideration!

Jonathan E. Jump  
5909 E. Pima Street  
Tucson, Arizona 85712

Phone: 520-733-0007  
Mobile: 520-977-5867  
Email: [jump@jvico.com](mailto:jump@jvico.com)

## David Petersen

---

**From:** Jan Wadlund <awadlund@comcast.net>  
**Sent:** Thursday, February 27, 2014 8:11 PM  
**To:** David Petersen  
**Cc:** erin@aerie-development.com  
**Subject:** Co9-13-16 Rezoning

This is an email IN SUPPORT of a Yes vote on the above mentioned Rezoning request. As I trust you are aware, the proposed development is single story primarily detached housing. The Aerie homes are first class in construction and design, and will not harm the integrity of the neighborhood and area. This is especially true as other potential uses such as a church would be much higher elevation and create a traffic problem on Sundays as well as at other times such as weddings, etc.

The proposed development is the ideal infill site as it utilizes existing infrastructure such as roads and utilities and as importantly adds to the tax base to support maintenance of roads and other public infrastructure. This type of development is truly smart growth.

Of course the real reason for most opposition to smart development is from those who desire no development. To those who do not want any development in their area-let them buy the land from the owner and leave as a natural area.

Thanks for your consideration.

Art and Jan Wadlund  
520.638.8294

## David Petersen

---

**From:** Peter Evans <pevans@bvtravel.com>  
**Sent:** Thursday, February 27, 2014 11:02 AM  
**To:** David Petersen  
**Subject:** Aerie Development Project

Dear Mr. Petersen,

I'm writing in support of Aerie Developments / Co9-13-16 rental-home project along Sabino Canyon Road. As a business owner employing some 300 Tucsonans for close to 40 years I'm troubled when good infill projects like this meet unrealistic resistance. At a time when we are getting back on our feet we don't need job creating projects like this shut down. The unique concept appeals to a younger professional demographic that Tucson sorely needs to attract.

Recently you can sense the growing optimism building in our community. I encourage you to build on that and approve this project.

Respectfully,  
Peter Evans  
Owner  
Bon Voyage Travel  
Arizona Shuttle



Romano Real Estate Corporation

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Leasing

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Brokerage

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Property Management

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Market Analysis

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Consultation



Mr. David Peterson  
Senior Planner

February 26, 2014  
Via email to: David.Petersen@dsd.pima.gov

Dear Mr. Petersen

As a 30+ year resident of the Catalina Foothills and 30+ year local business owner I care greatly about our community and its future. I am writing this letter to you to express my sincere and unwavering support of the re-zoning request made for the Aerie Development project planned for the 15.1 acre site on Sabino Canyon Road. I offer my support based, not on idealism, but on the 30+ years of experience and expertise I have accumulated as a professional property manager in our community.

By way of background, my firm manages about 50 commercial properties here in Tucson, some of which are the premier properties in the foothills. I also developed and managed the first truly premium, and nationally recognized, multifamily project built in Tucson in the late 1970's at Speedway and Wilmot ("Tierra Antigua"). I was elected to and served as the Vice Chairman and Chairman of the Arizona MultiHousing Association, was on the Board of Directors for 20 years and additionally served as both the president of the local chapter as well as having served as President of the Southern Arizona chapter of the Institute of Real Estate Management. I hold the Certified Property Manager (CPM®) designation and my firm is one of only about 500 firms in the entire United States to have achieved the coveted designation of Accredited Management Organization.

I understand multifamily development, I understand the foothills, and I understand the benefits to our community of encouraging well planned quality developments. In my professional opinion, the 179 single-story first class rental home project is exactly the type and flavor of project that should be encouraged to be developed in Pima County. The residential nature of the project fits perfectly with similar cluster home concept ownership developments and better utilize the land while preserving the environment. Projects that "in-fill" our existing vacant land areas are far superior to fringe developments that continue to encroach on our surroundings. As our population ages, there will be an increasing number of senior citizens, who are currently homeowners in the foothills, who will want and need to scale down to a simpler, more manageable, lifestyle. The proposed Aerie Development project meets the needs of that market with a superb product that will not only "fit" the foothills area but enhance it. This is a proven concept by a proven and quality developer. As residents of Pima County we could ask for nothing better. The Aerie Development planned development should be embraced and applauded by Pima County. If we want quality neighbors who can and will be supportive of the values we treasure in Pima County, we need to provide quality multifamily alternatives.

Sincerely,

Bruce A. Romano, CPM®  
President



3900 E. Via Palomita • Tucson, AZ 85718 • (520) 577-1000 • FAX (520) 577-2700  
www.RomanoRealEstate.com



## David Petersen

---

**From:** Tom Knox <tknox@picor.com>  
**Sent:** Wednesday, February 26, 2014 3:31 PM  
**To:** David Petersen  
**Subject:** Co 9-13-16

I support this project for several reasons.

- Sponsorship – respected and responsible
- Quality – the Aerie projects pre-lease because the public wants this product.
- Infill – let’s match our actions with our words and support infill development
- Density – the neighborhood has high density development and this project is entirely in keeping with the surroundings at a major arterial intersection.
- I am 67 years old and will retire soon. I would live in an Aerie property.

Thank you for your consideration

Tom Knox

**Thomas S. Knox, SIOR**  
Principal, Commercial Properties

T +1 (520) 748 7100  
O +1 (520) 546 2701  
M +1 (520) 906 0921  
F +1 (520) 546 2799  
tknox@picor.com



PICOR Commercial Real Estate Services, Inc.  
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## David Petersen

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**From:** West Coast Roofing <west.coast.roofing@hotmail.com>  
**Sent:** Wednesday, February 26, 2014 2:24 PM  
**To:** David Petersen  
**Subject:** Rezoning of the Southeast corner of Sabino Canyon and River Roads

David Petersen  
Senior Planner, Pima County

Regarding: VOTE YES on Co9-13-16

Dear Mr. Petersen,

Please inform the Planning & Zoning Commission and the Board of Supervisors that I am in favor of the 179 home rental community on the 15 acre site at the Southeast corner of River and Sabino Canyon Roads proposed by Aerie Development and urge both bodies to approve the requested rezoning.

The proposed use is the type of "Infill" development which Pima County needs and which can be served by existing infrastructure. This is a smart use for this undeveloped land from a planning standpoint.

Support "Smart Growth", economic development, the creation of jobs and the increase of the County's tax base by approving the requested rezoning.

On a further note, as a roofing contractor here in Southern Arizona with 25 employees (15 of which are full-time) it is imperative that construction continue to grow to allow, not only our business, but all businesses to prosper during this market up turn. (As we say in the contracting business, "its feast or famine," especially here in Pima County) It is estimate that somewhere between 12-14% of the entire Pima County workforce is in a construction related industry, which means, that 1 out of every 10 or so people you see every day or know for that matter is in the construction industry. Not only do they need construction to continue to grow to support their needs and families, Pima County needs it as well.

To be completely transparent, I am the owner of West Coast Roofing, LLC. I know of the Aerie Projects, however, we are not contracted nor have we ever been contracted to work on these projects. I hope you take into account my 1<sup>st</sup> hand account of the market and how much construction and growth in construction affects our local economy. I thank you for your time to read this note of support!

Thank you,  
Ryan R. McDaniel  
Direct: 520-241-2556  
Fax: 520-577-2295  
West Coast Roofing, LLC  
License # ROC235353  
[www.westcoastroofingaz.com](http://www.westcoastroofingaz.com)

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Wednesday, February 26, 2014 8:14 AM  
**To:** David Petersen  
**Subject:** FW: Avilla East rezoning

**From:** Keri Silvyn [mailto:silvynfamily@comcast.net]  
**Sent:** Tuesday, February 25, 2014 8:37 PM  
**To:** DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net  
**Subject:** Avilla East rezoning

We were contacted as part of an effort in our area to generate protest letters regarding the proposed Avilla East rezoning. We are writing to share our perspective as residents living near the proposed development. We believe that denser development within already developed areas is more environmentally sensitive and sustainable. In addition, the reality is that the population of the Tucson region will continue to grow and the most realistic way to accommodate that growth in a viable manner is through denser development in already developed areas with existing infrastructure. These principles were identified as widely shared community values through the Imagine Greater Tucson process. We urge you to respect these values when you consider development projects, including this one.

Jeff and Keri Silvyn

## David Petersen

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**From:** Peter Gavin <petermgavin@gmail.com>  
**Sent:** Tuesday, February 25, 2014 1:32 PM  
**To:** David Petersen  
**Cc:** Arlan Colton; Chris Poirier  
**Subject:** SUBJECT: Co9-13-16 Aerie Development - Sabino Canyon Road

Mr. David Petersen  
Senior Planner  
Pima County Planning Department  
201 North Stone Avenue  
Tucson, AZ 85701

### **SUBJECT: Co9-13-16 Aerie Development - Sabino Canyon Road**

Dear Mr. Petersen:

As a long-time resident of Pima County and the former City of Tucson Zoning Examiner and Hearing Officer, I support the requested rezoning in case Co9-13-16 Aerie Development - Sabino Canyon Road.

The proposed development, located adjacent to three major streets - Sabino Canyon, River and Cloud Roads, constitutes an infill project that utilizes existing infrastructure, provides a desirable housing opportunity for Tucson residents and is compatible with adjacent single-family residential uses.

For 22 years (from 1989 through 2011) as Zoning Examiner and Hearing Officer I held public hearings and provided recommendations to the Tucson Mayor and Council on all rezoning requests within the City of Tucson. During my tenure I heard, reviewed and analyzed numerous rezoning requests for a wide variety of land uses. Taking into account my background, experience and expertise, I find the proposed development at the southeast corner of Sabino Canyon and River Roads to be an appropriate land use on the subject rezoning site and within the surrounding area.

The proposed residential community at approximately 12 residences per acre complies with the Pima County Comprehensive Plan, as adopted by the Pima County Board of Supervisors, and is sensitively designed with the adjacent single-family residential neighborhoods. The Comprehensive Plan designates the rezoning site as Medium High Intensity Use (MHIU) with a restriction to 13 residence per acre. The proposed residential community is limited to all single-story structures with ample and attractive setbacks, landscaping and screening. Vehicular access from Sabino Canyon Road, Cloud Road and Knollwood Drive to the development site is monitored and controlled with gated ingress and egress.

This proposed well-designed and compatible residential development represents an infill opportunity that should be supported and approved.

Sincerely,

Peter M. Gavin

cc: Arlan Colton, Planning Director  
Chris Poirier, Assistant Planning Director

## David Petersen

---

**From:** Divito, Bill @ Tucson <William.Divito@cbre.com>  
**Sent:** Monday, February 24, 2014 11:26 AM  
**To:** David Petersen  
**Subject:** Aerie Development Rezone Co9-13-16

Dear Mr. Petersen,

I am writing this e-mail to you regarding the rezoning of the southeast corner of Sabino Canyon and River Road to allow for Aerie Development's residential project.

As a commercial broker, developer and owner of real estate in the Tucson region for the past 25+ years I have an extremely vested interest in this community. That is why I see the Aerie Development Project as a positive sign of the strengthening economy.

Beyond just the job creation, tax revenue, and area improvement, the proposed development is addressing a specific demand this community has. Due to the great recession, home ownership is at historical lows levels and by most major accounts will continue to drop over the next few years.

People are in need of rental properties for basic necessity but also as a way to bolster their savings and re-establish credit. If the board decided to veto this project it would be a real blow to our community as both a loss of economic development but also a credibility loss to Tucson as being known as a business friendly community. I implore you to support the rezone which will allow Aerie Development to continue their project and help continue the momentum we have in pulling out of the red and into the black.

Sincerely,

Bill DiVito First Vice President  
CBRE | Brokerage  
3719 N. Campbell Avenue | Tucson, AZ 85719  
T +1 520 3213339 | F +1 520 3235156 | C +1 520 4052333  
[bill.divito@cbre.com](mailto:bill.divito@cbre.com) | [www.cbre.com/tucson](http://www.cbre.com/tucson)

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David.Pederson@dsd.pima.gov

February 13, 2013

Re: Rezoning, SE Corner of Sabino Canyon & River Roads  
Co9-13-16

Dear Mr. Pederson:

I am in SUPPORT of the request for rezoning under Co9-13-16 with regard to the proposed project at the Southeast corner of Sabino Canyon and River Roads. Please circulate this letter to the members of the Planning and Zoning Commission and Board of Supervisors.

The coalescence of several market forces and the creative approach by this developer to those market pressures of a gated detached, 12 RAC, single family residential community, seems to be a very good fit. Not only is the concept of the project solid, its location, near two arterials and other high-density development, is appropriate.

The market forces I mentioned above include:

1. An aging ("boomer") population looking to downsize.
2. A group looking for "lock and leave" opportunities because they travel or summer elsewhere.
3. Those who have lost their appetite for the market risks and responsibilities (including maintenance) associated with home ownership.
4. Those who lost their homes (many through no fault of their own) during the Great Recession.
5. Public acceptance and environmental pressures in the direction of higher density.

I have been an investor and developer in Pima County, in particular metro Tucson, since at least 1985. I also received a B.A. in Business, with a focus in "Real Estate & Urban Land Economics." My opinions are also formed as a result of having been a resident of Pima County since 1971 and having visited two other like communities by this developer.

I have no financial interest in the project and do not know the developers. I am simply responding to unreasonable objections that are hackneyed, knee jerk responses: lack of water, road capacity issues and crime dangers.

In conclusion, I urge P&Z and the Board of Supervisors recommend approval of the requested rezoning, subject to reasonable conditions.

Sincerely Yours,

Jim Shiner  
4224 E. Playa de Coronado  
Tucson, Az 85718

Sabino & River

## David Petersen

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**From:** Randy Emerson <remerson@grepartners.com>  
**Sent:** Friday, February 14, 2014 8:22 AM  
**To:** David Petersen  
**Subject:** CO-9-13-16  
**Attachments:** Randy Emerson (remerson@grepartners.com).vcf

Dear Mr. Petersen,

Please inform the Planning & Zoning Commission and the Board of Supervisors that I am in favor of the 179 home rental community on the 15 acre site at the Southeast corner of River and Sabino Canyon Roads proposed by Aerie Development and urge both bodies to approve the requested rezoning.

I'm an architect by education and have been involved in commercial and residential real estate in Tucson for the past 30 years. The proposed use is the type of "infill" development which Pima County needs, which reduces urban sprawl and which can be served by existing infrastructure. I have personally toured several other rental home communities developed by Aerie Development and find them to be of the highest quality. This is a smart use for this undeveloped land from a planning standpoint.

Support "Smart Growth", economic development, the creation of jobs and the increase of the County's tax base by approving the requested rezoning.

Thank you!  
Randy Emerson



[View My Listings](#)

[www.grepartners.com](http://www.grepartners.com)

February 12, 2014

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)

David Petersen  
Senior Planner, Pima County

Regarding: VOTE YES on Co9-13-16

Dear Mr. Petersen,

Please inform the Planning & Zoning Commission and the Board of Supervisors that I am in favor of the 179 home rental community on the 15 acre site at the Southeast corner of River and Sabino Canyon Roads proposed by Aerie Development and urge both bodies to approve the requested rezoning.

The proposed use is the type of "Infill" development which Pima County needs and which can be served by existing infrastructure. This is a smart use for this undeveloped land from a planning standpoint.

Support "Smart Growth", economic development, the creation of jobs and the increase of the County's tax base by approving the requested rezoning.

Sincerely,

Jose Ceja  
Exa Architects



## David Petersen

---

**From:** Tom Nieman <tnieman@cox.net>  
**Sent:** Thursday, February 13, 2014 4:41 PM  
**To:** David Petersen  
**Subject:** Southeast Corner of Sabino Canyon and River Roads - Co9-13-16

Re: Southeast Corner of Sabino Canyon and River Roads - Co9-13-16

Dear Mr. Peterson,

I am writing in support of the above referenced rezoning as I believe it to be the proper type of growth for this community, or any community for that matter. I've lived in this community for over 30 years, both in the City and the County. I am also a business owner that conducts business through the entire metropolitan area. It is "smart growth" in that it concentrates density along major roads and is an efficient use of the existing infrastructure and as such is a good "in fill" project which is consistent with the "Growing Smarter" and Imagine Greater Tucson theories. It is a type of rental housing that is very attractive to "baby boomers" who want to down size as well as young professionals who don't want to own a home. It will create millions in construction spending which equates to jobs which are badly needed and that the "trickle down" effect from this will benefit many local businesses.

I live very close to one project (Tanque Verde, across from Bears Path Rd.) of this type and have been in the project several times to visit people I know that live there. I also drive by a recently constructed project of the same type, at Tanque Verde and Pantano, which I believe to be a model project and has certainly been successful in lease up.

Given the proposed location at the intersection of two major arterials, I believe it will fit in well with the currently existing developments. A more dense development seems fitting for such a location, as most people living in single family housing would not likely want to be located in such a well trafficked area. I drive through this intersection several times a week and do not believe that it will cause any issues with traffic, just as the other two locations referred to above have not caused any adverse traffic concerns.

I feel that it's time to develop this vacant land in the very well planned way that is being proposed for this project. I believe that the Supervisors have been very supportive of smart growth in our community and are business friendly. I am hopeful that as a result you will support this project and encourage the you to continue to make good, business friendly decisions that encourage "smart growth".

Sincerely,

Tom Nieman

8901 E. Bears Path Rd., Tucson, AZ 85749

## David Petersen

---

**From:** David Lovitt <david@dmlovitt.com>  
**Sent:** Thursday, February 13, 2014 3:11 PM  
**To:** David Petersen  
**Subject:** Rezoning of the Southeast corner of Sabino Canyon and River Road. Case # Co9-13-16

Dear Mr. Peterson,

I am writing in support of the above reference zoning change.

I am a 3rd generation Tucsonan living in the Tanque Verde Valley near 49er CC and have seen important beneficial changes to Tucson stopped because of small single interest groups. Hopefully this will not be the case again for this project. Tucson needs this type of quality growth and development especially during this economic environment.

This P&Z and Board of Supervisors needs to look at this project with the overall benefit for the entire community in mind. This can be a quality project that will add to the neighborhood with attractive landscaping and design.

Now is not the time to vote no! Please vote yes for this rezoning for the benefit of Tucson and Pima County.

Thank you,

David Lovitt Jr., President



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(520)884-8900 fax  
(520)977-9949 cell ph

## David Petersen

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**From:** Mark Irvin <mark@markIrvin.com>  
**Sent:** Friday, February 14, 2014 10:27 AM  
**To:** David Petersen  
**Subject:** Co9-13-15

Dear Planning and Zoning Commission and Pima Country Board of Supervisors:

I want you to know that I support the planned 15 acre rezoning located at the SEC of Sabino Canyon & River Road – Co9-13-16.

This planned 179 home subdivision is an outstanding use for the site in question. Given its infill location, area demographics, its site configuration and opportunities and access to transportation it has all the needs perfectly suited for this planned development.

The benefit to our community is that this development fits an important market niche while serving a broad spectrum of potential residents given the unit sizes, amenity package and location.

I support the proposed rezoning and planned development and I would ask that you support this case too.

Please contact me if you have any questions. I appreciate your consideration.

Thank you,

Mark

Please reply to:

Mark C. Irvin, CCIM, SIOR  
Mark Irvin Commercial Real Estate Services, LLC  
3777 East Broadway Boulevard, Suite 210  
Tucson, Arizona 85716

520.620.1833 - Office  
520.620.1830 - Facsimile  
520.979.2262 - Mobile

[Mark@MarkIrvin.com](mailto:Mark@MarkIrvin.com) - Email  
[www.MarkIrvin.com](http://www.MarkIrvin.com) - Website

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## David Petersen

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**From:** burak bekat <burak@a23studios.com>  
**Sent:** Monday, February 17, 2014 1:49 PM  
**To:** David Petersen  
**Cc:** Burak Bekat  
**Subject:** Co9-13-16

Dear David,

I am writing you regarding Aerie development's proposed 179 rental-home project along Sabino Canyon Road between East River and Cloud Roads. In our view the proposed development is a good example of intelligent infill development which will be able to utilize current available infrastructure. Pima County will benefit in many ways from this project including creation of jobs, increased property tax base and vitalization of the area. I anticipate this development to quickly become an asset for the area so please approve this rezoning. I would greatly appreciate if you could forward my letter of support to P&Z and the Board of Supervisors

Best regards,

*Bold Perspective*

.....  
**Burak Bekat / Principal**

a.23 studios  
1520 245,4010  
a. [burak@a23studios.com](mailto:burak@a23studios.com)

.....  
  
a.23 studios

## David Petersen

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**From:** Bekka Supp <rwsupp@gmail.com>  
**Sent:** Tuesday, February 18, 2014 9:24 AM  
**To:** David Petersen  
**Subject:** In Favor of Co9-13-16

[David.Petersen@dsd.pima.gov](mailto:David.Petersen@dsd.pima.gov)  
David Petersen  
Senior Planner, Pima County

Regarding: VOTE YES on Co9-13-16

Dear Mr. Petersen,

Please inform the Planning & Zoning Commission and the Board of Supervisors that I am in favor of the 179 home rental community on the 15 acre site at the Southeast corner of River and Sabino Canyon Roads proposed by Aerie Development and urge both bodies to approve the requested rezoning.

The proposed use is the type of "Infill" development which Pima County needs and which can be served by existing infrastructure. This is a smart use for this undeveloped land from a planning standpoint.

Support "Smart Growth", economic development, the creation of jobs and the increase of the County's tax base by approving the requested rezoning. Thank you!

Kind regards,  
Rebecca Supp  
1187 E Grant Rd.  
Tucson, AZ. 85719

## David Petersen

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**From:** Melanie Morrison <melanie@mebmgmt.com>  
**Sent:** Tuesday, February 18, 2014 12:12 PM  
**To:** David Petersen  
**Subject:** YES on Co9-13-16

Mr. Petersen,

This email is written in support of the re-zoning request for the 179 leased homes to be built by Aerie Development. This development is a smart use of the property that utilizes existing infrastructure and increases the tax base for the area. Aerie has demonstrated that their developments are an asset to the neighborhood and the County. I strongly urge you to vote yes on this zoning request.

Thank you,

Melanie

Melanie Morrison, CPM®  
MEB Management Services, AMO®  
120 E. Congress  
Tucson, AZ 85701

Direct Line: 520.618.3811

Cell: 520.237.5003

Fax: 520.620.1615



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## David Petersen

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**From:** Janet Fischer <janet@jfischerdesign.com>  
**Sent:** Tuesday, February 18, 2014 1:33 PM  
**To:** David Petersen  
**Subject:** Rezoning River&Sabino Canyon

Dear Mr. Petersen, Planning & Zoning Commission and Board of Supervisors,

I am in favor of rezoning at the Southeast corner of River and Sabino Canyon Roads, to allow for Aerie Development's 15-acre site of single family leased homes. Not only is there a high demand for new affordable housing options, but the proposed use is the type of "Infill" development which Pima County needs because it utilizes existing infrastructure like roads and utility lines. This is a smart use of this property, and I support "Smart Growth," as an alternative to "urban sprawl".

Thank You for your consideration.

Janet Fischer LEED AP ID+C  
Tucson, AZ

**David Petersen**

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**From:** MARC SANDROFF <marc@sandroff.com>  
**Sent:** Wednesday, February 19, 2014 2:36 PM  
**To:** David Petersen  
**Subject:** Zoning

Dear Sir,

I am in favor of our 179 leased homes community on Aerie Development's 15-acre site at the Southeast corner of River and Sabino Canyon Roads, and urge both bodies to approve the requested rezoning.

It will improve the neighborhood

best,



***Marc Sandroff***

marc@sandroff.com  
520 289 7039 (c)

## David Petersen

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**From:** Jana Westerbeke <jana@gadabout.com>  
**Sent:** Thursday, February 20, 2014 8:29 AM  
**To:** David Petersen  
**Subject:** Co9-13-16

Re: Southeast Corner of Sabino Canyon and River Roads  
Co9-13-16

Dear P&Z and BOS Members,

I'm writing to support Aerie Developments rental-home project along Sabino Canyon Road between River and Cloud Road. My family has owned and operated a business in Tucson for over three decades, employing over 285 people, most of which would be in the target demographic for this project. My husband and I would like to effectively support this change, especially when it enables so many people the opportunity to work and create jobs. Many times our Tucson community, whether it is neighborhood associations or committees, prevents change and at a time like this when the Tucson community can really experience a growth surge, we fully support this project. In speaking with many of our staff members, they feel this would be an asset to the community, and to their lives, with many expressing an interest in renting opposed to purchasing as their financial situations have been compromised in the last few years.

Within the last several months we have felt the impact of growth and opportunity in our Tucson community and we encourage you to approve this project.

Sincerely,  
Frank and Jana Westerbeke  
Owners, Gadabout SalonSpas and VerVe Salons

I wish you a beautiful day!  
Jana Westerbeke  
Gadabout SalonSpas  
3501 E Kleindale, Tucson AZ 85716  
520.322.9434

[jana@gadabout.com](mailto:jana@gadabout.com)

JAN 28 2014

January 27, 2014

Mr. Chris Poirier [Chris.poirier@dsd.pima.gov](mailto:Chris.poirier@dsd.pima.gov)

Mr. David Petersen [David.petersen@dsd.pima.gov](mailto:David.petersen@dsd.pima.gov)

Re: Case No.C09-1316

Dear Chris and David:

My husband and I live at 7211 E. Sabino Vista Drive. The rear yard of my home backs up to the proposed community at the N/E Corner of Sabino Canyon and Cloud (owned by Sabino Canyon Road Properties, LLC). Bob Gugino and his consultants have met with us as well as my neighbors on a few occasions, in both individual and group meetings. Bob has also kept us informed through e-mails and phone conversations and responded quickly to any questions or concerns that we had.

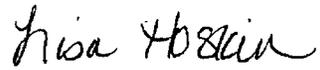
We are of the opinion that this parcel of property will be developed at some point and time. We strongly prefer a residential component as opposed to a commercial use or church or school. We have presented our concerns regarding the proposed multi-family development to Mr. Gugino. Our primary concerns are: the development should be limited to single story use; a wall should be located along the east side of the property line adjacent to the alley; locating larger backyards for the units that are along the eastern boundary (this was Mr. Gugino's solution to provide more space between our homes and the proposed units); preservation/installation of larger trees in the backyard of the units that back up to the alley and the location of the ingress/egress point of the Cloud Road.

Mr. Gugino has listened to all of our concerns and has worked diligently to address them. Our primary concern is that only single story homes be built in the proposed community. Mr. Gugino has agreed to the single story restriction from the start. He has also agreed to larger backyards and more screening vegetation along the rear yards of the units that will be on the east side of the community. We feel it is important to have large backyards along this area. We do not want carports along this walled area on the eastern property boundary.

Lastly, the natural landscaping along Cloud Road is sparse and in poor condition. I think the decorative wall and buffer landscaping will be an aesthetic improvement.

The homes along Sabino Vista Drive which are adjacent to the east side property line are the most impacted and Mr. Gugino has worked with us to mitigate our concerns.

Thank you,

A handwritten signature in black ink that reads "Lisa Hoskin". The signature is written in a cursive, flowing style.

Lisa and David Hoskin

7211 E. Sabino Vista Drive

Tucson, Az. 85750