Co9-13-16

WRITTEN PROTEST AS OF NOON MARCH 18, 2014

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, February 14, 2014 8:16 AM
To: David Petersen
Subject: FW: Sabino Canyon/Knollwood dr/Cloud Rd Property, rezone for 179 Homes

From: Alcoloman@aol.com [mailto:Alcoloman@aol.com]
Sent: Thursday, February 13, 2014 8:43 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; SabinoJointNeighborhoods@comcast.net
Cc: aron.meyer@gmail.com
Subject: Sabino Canyon/Knollwood dr/Cloud Rd Property, rezone for 179 Homes

As a resident of Canyonwood Estates, (Just North of the of the subject property) it seems to me that this is far too many homes for that parcel. I don't expect that we can or should stop progress, but in my view this is not progress, but rather regress as that is simply a much too high a density factor for the entire area. The area should have less density and larger homes to fit in with what is already in this area. Just north in Sabino Creek the smallest home is about 2200 Square feet on approximate .10,000 sq ft. lot. They go up from that to over 3500 Sq feet on much larger lots. It seems that developers want to put small places in right next to existing large homes which will potentially decrease the value of those larger homes. It also seems to me this will potentially reduce the tax base on these existing homes and revenue to the county. Can't understand why you would wish to do that, or take that chance. In addition; We are served by Rural Metro for fire and emergency transportation. Best that I know they are still in Chapter 11, and the additional high density homes won't help their financial condition and the people who already live in this area will be even more undeserved by this.

With all that said, please consider a much smaller density factor for this property to be developed.

Allen Coloman
4300 N Ventana Loop
Tucson, AZ 85750

Robin Brigode

From: Shirley Lamonna
Sent: Monday, January 13, 2014 8:12 AM
To: Robin Brigode
Cc: Chris Poirier
Subject: FW: Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel

From: Evelyn Kleinhans <Evelyn.Kleinhans@camplowellcpas.com>
Date: January 12, 2014 at 10:12:43 AM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel

Dear Supervisor Miller:

We are writing to you to object to the proposed development at Sabino Canyon and Cloud Roads (15 acres), on the basis that it is overly dense and will create problems in our neighborhood. We live on Knollwood Drive, about one block from the proposed development.

Our neighborhood is a quiet one, with homes that vary in density, but no greater than about three to an acre. The proposed development has a requested density of thirteen homes per acres which is inconsistent with the area. This type of density will create traffic, noise and congestion.

Sabino Canyon and River Roads are already at full capacity. There is significant congestion, particularly on the narrow bridge just west of Sabino Canyon, in front of the new high school on River near Craycroft, and going north and south from River on Sabino Canyon Road. The congestion issues at Sabino and Tanque Verde are longstanding. The proposed development will exacerbate these problems.

Additionally, new developments have already been approved and are underway on the west side of Sabino Canyon Road near River that will already be adding to the traffic, noise and congestion problems. The proposed development at Cloud and River will only add to this.

The developer has suggested that cutting Knollwood Drive through to the interior neighborhood will alleviate this problem. It will not. Making Knollwood Drive a busier street will not help with the congestion and traffic on the main roads. Furthermore, making Knollwood a busier, more traveled through fare will certainly not be a positive for the residents of the neighborhood.

We appeal to you as our representative to significantly scale back the requested density on this development. The requested density will negatively impact our neighborhood and will lead to more problems.

Thank you for your consideration.

Sincerely,

Dale E. and Evelyn A. Kleinhans
7335 E. Knollwood Drive

JAN 13 2014 09:04:01 AM
BOARD OF SUPERVISORS

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
DATE 1/13/14 BJ
CC: Chris Poirer

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 13, 2014 12:36 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Aron Meyer [mailto:aron.meyer@gmail.com]
Sent: Thursday, February 13, 2014 12:30 PM
To: DSD Planning; Chris Poirier
Cc: District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. While I do not oppose development of the property aligned with the Comprehensive Plan and in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with either.

The fact that other plots were granted special use rights despite clear objections from neighbors cannot be a justification for again overriding the Plan and will of the majority of neighboring property owners. Is there a point to developing land use plans if any change is accepted?

I OBJECT to the addition of any extra traffic signals and lowered speed limits or development proposals with a density that will lead to extra traffic signals or lowered speed limits between Tanque Verde Road and Sunrise Drive. There is already too much unnecessary congestion, petroleum waste, and air pollution on Sabino Canyon Road due to uncoordinated signals at River, Cloud, and Kolb roads and the recently lowered limits on Sabino and River roads.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc.

of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to DENY this rezoning application.

Thank you.

Aron Meyer
President, Canyonwood Estates Homeowners Association
4320 N. Ventana Drive
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Thursday, February 13, 2014 2:05 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Jeffrey Zabel [mailto:corbed@icloud.com]
Sent: Thursday, February 13, 2014 12:46 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Thursday, February 13, 2014 2:04 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Frances Gross [mailto:frgross@earthlink.net]
Sent: Thursday, February 13, 2014 12:23 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. I do not oppose development of the property if it is in character with the surrounding communities, but the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are important routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The proposed density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit in with the character of the surrounding communities.

Furthermore, the area roads are already at capacity. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Frances R. Gross

4210 N. Ventana Dr.
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Thursday, February 13, 2014 2:02 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Lori [mailto:eljay@comcast.net]
Sent: Thursday, February 13, 2014 9:32 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Lori J Taylor
6824 E Tivani Dr
Tucson, AZ 85715

Indian Ridge Estates

David Petersen

From: Chris Poirier
Sent: Thursday, February 13, 2014 8:22 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Ginger Butler [mailto:gbutlerrn@gmail.com]
Sent: Wednesday, February 12, 2014 9:14 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. I frequently encounter wildlife, including bobcats, javelina, coyote, deer and numerous other animals which travel through the open areas in my neighborhood to surrounding open areas including the one between Knollwood and Cloud.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Even the' higher density' housing in the area supports open areas, and yards of more than 8 feet deep.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. As a bicyclist, these statistics concern me even more than they do as a driver. Sabino Canyon Rd is a well known and well used road to connect various bike routes, so for both reasons I hope you will decrease the density of homes.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Ginger Butler

Address:3767 N. Sabino Ridge Pl Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 13, 2014 8:07 AM
To: David Petersen
Subject: FW: sSabino Canyon, Cloud Road Zoning

From: Dick Stratton [mailto:stratton2@comcast.net]
Sent: Wednesday, February 12, 2014 12:52 PM
To: DSD Planning
Subject: sSabino Canyon, Cloud Road Zoning

To: Pima County Planing Director

These comments are in reference to the rezoning application by *Sabino Road Properties, LLC* for179 new casitas type houses on 15.14 acres of land at the north east corner of Sabino Canyon Road and Cloud Road.

We are: Mr. and Ms Richard Stratton

7321 E Calle Cabo

Tucson, Ax 85750

886-1263

We appreciate that the owner of the property in question has a right to develop the property and to receive a reasonable profit on that development. It is also the right of the current community to expect the County Planning and Zoning Department and the Pima County Board of Supervisors to give protection and primary consideration to those of us who live in the neighborhood.

Over the years the neighborhood has developed in a consistent and orderly manner thanks to the control exercised by Pima County. The houses to the immediate north, east and south of the property in question are single family homes on lots of about 5,000 square feet. There are about 8 houses per acre. We feel that the developers should be required to be consistent with the current usage and that the County should insist that they do so. There should be no more than 8 houses per acre. The developer has asked the County for permission to allow them to build 179 casitas type houses on the 15 acres which would be 12 or 13 houses per acre, each on about 3,300 square foot lots. The inconsistency is dramatic.

Also, we understand that the new zoning that is being requested would allow for "...some non- residential uses.". This would seem to allow the developer, without further permission, to have a fast food store or the like on this property. That would be completely contrary to the neighborhood's character and would be completely unacceptable. There are ample stores of all kinds within a mile of the area.

In previous appearances before the Commission and the Board we have heard nothing that would indicate that the property owner has any concern at all for the current community. The Planning Department and the Board of Supervisors are our only protection against improper development..

We appreciate your consideration of our views.

David Petersen

From: Chris Poirier
Sent: Wednesday, February 12, 2014 9:55 AM
To: David Petersen
Subject: FW: rezoning sabinon canyon rd knollwood dr & cloud

From: iorchidkid@aol.com [mailto:iorchidkid@aol.com]
Sent: Wednesday, February 12, 2014 9:45 AM
To: DSD Planning
Cc: Chris Poirier; District1; DIST2; District3; District4; District5; sabinojointneighborhoods@comcast.net; directors@sabinovista.com
Subject: rezoning sabinon canyon rd knollwood dr & cloud

i am against the rezoning of the land on sabino canyon rd between knollwood dr. & cloud rd.

elene feinerman
552 e knollwood circle
ucson, az 85750

520-241-3714 cell phone

February 8, 2014

Pima County Planning Director
Chris Poirier, Assistant Planning Director
Supervisor Ally Miller, District 1
Supervisor Ramon Valadez, District 2
Supervisor Sharon Bronson, District 3
Supervisor Ray Carroll, District 4
Supervisor Richard Elias, District 5

Would you consider taking a drive during this beautiful weather? My area has a gorgeous view of the Catalina Mountains.

My concern is the Pima County Planning and Zoning Department currently working on verifying the paperwork regarding the rezoning application for 179 new homes on the Sabino Canyon/Knollwood Drive/Cloud Road property.

I have lived in the Sabino Canyon Creek Subdivision for 23 years. The idea of building 179 new homes on Sabino Canyon Road/Knollwood Drive/Cloud Road will greatly impact the traffic in this area.

Sabino Canyon Road is the only road available to carry Sunrise and River Road traffic to Tanque Verde Road, which is the last available eastern road before the Catalina Mountains. Traffic from the west and northwest currently uses this route to get to the east and southeast areas. The possibility of two vehicles per 179 homes would drastically increase traffic at the intersections of River/Sabino Canyon Roads and Cloud/Sabino Canyon Roads. The idea of an exit onto Cloud Road would extremely hinder the flow of traffic as it is too close to Sabino Canyon Road. That is why I invited you to take a drive to this area so that you will understand my concerns.

I appreciate your consideration with regards to my concerns.

Norma L. Pike, Sabino Creek
7310 E. Camino de Cima
Tucson, Arizona 85750

David Petersen

From: Chris Poirier
Sent: Wednesday, February 12, 2014 1:34 PM
To: David Petersen
Subject: FW: Sabino Canyon, Cloud Road Zoning

From: Dick Stratton [mailto:stratton2@comcast.net]
Sent: Wednesday, February 12, 2014 1:00 PM
To: Chris Poirier
Subject: Sabino Canyon, Cloud Road Zoning

To: Chris Poirier, Assistant Planning Director

These comments are in reference to the rezoning application by *Sabino Road Properties, LLC* for179 new casitas type houses on 15.14 acres of land at the north east corner of Sabino Canyon Road and Cloud Road.

We are: Mr. and Ms Richard Stratton

7321 E Calle Cabo

Tucson, Ax 85750

886-1263

We appreciate that the owner of the property in question has a right to develop the property and to receive a reasonable profit on that development. It is also the right of the current community to expect the County Planning and Zoning Department and the Pima County Board of Supervisors to give protection and primary consideration to those of us who live in the neighborhood.

Over the years the neighborhood has developed in a consistent and orderly manner thanks to the control exercised by Pima County. The houses to the immediate north, east and south of the property in question are single family homes on lots of about 5,000 square feet. There are about 8 houses per acre. We feel that the developers should be required to be consistent with the current usage and that the County should insist that they do so. There should be no more than 8 houses per acre. The developer has asked the County for permission to allow them to build 179 casitas type houses on the 15 acres which would be 12 or 13 houses per acre, each on about 3,300 square foot lots. The inconsistency is dramatic.

Also, we understand that the new zoning that is being requested would allow for "...some non- residential uses.". This would seem to allow the developer, without further permission, to have a fast food store or the like on this property. That would be completely contrary to the neighborhood's character and would be completely unacceptable. There are ample stores of all kinds within a mile of the area.

In previous appearances before the Commission and the Board we have heard nothing that would indicate that the property owner has any concern at all for the current community. The Planning Department and the Board of Supervisors are our only protection against improper development..

We appreciate your consideration of our views.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 10, 2014 2:58 PM
To: David Petersen
Subject: FW: Rezoning Application

From: Julie Flieger [mailto:jhflieger@gmail.com]
Sent: Monday, February 10, 2014 1:38 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4
Subject: Rezoning Application

Mr. Arlan Colton, Mr. Chris Poirier, Supervisor Ally Miller, Supervisor Ramon Valadez, Supervisor Sharon Bronson, Supervisor Ray Carroll, Supervisor Richard Elias:

I am writing to state my opposition to the proposed development on the east side of Sabino Canyon Road, between Knollwood Drive and Cloud Road, by Aerie Deveopment. The proposed number of housing units (179) for this site is way above what the surrounding neighborhoods and roads can tolerate. Traffic on Sabino Canyon Road is already above capacity (according to a study by the Pima Association of Governments) and the increased number of housing units and vehicles will bring more congestion than the area and roads can reasonably accommodate.

Although some future development of this site is most likely inevitable, it is the proposed increased density that is unrealistic and objectionable. The current zoning for this site is "suburban ranch" and that should not be changed to permit this "medium high-density urban" proposal.

Please consider the opposition by residents of the surrounding neighborhoods and vote to deny this rezoning application.

Sincerely,
Juliana Flieger
7081 E. Calle Tolosa
Tucson, AZ 85750

Riverbend Sabino Canyon

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 10, 2014 8:44 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: azlarsons@comcast.net [mailto:azlarsons@comcast.net]
Sent: Sunday, February 09, 2014 4:08 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net; Robin Larson
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Dr. and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Road, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is much too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 feet apart, have no private front yard, patio area, or side yard and only an 8 feet deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Describing this as luxury living is absolutely ridiculous.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor: comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Road. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Association of Governments documented 47,201 ADTs on this section of Sabino Canyon Road in 2012. With the new homes we would be approaching 50,000 ADTs.

I have one question for you. Would you vote for this HIGH DENSITY NON-LUXURY DEVELOPMENT if it was in your neighborhood? I respectfully request you deny this rezoning application.

Thank you.

Robert Larson
8190 E. Ridgewood Dr.
Tucson, AZ 85750

"Sabino Vista Hills"

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 06, 2014 4:15 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre,parcel on the east side of Sabino Canyon Rd,between Knollwood and Cloud

From: Alma Vactor [mailto:Alma@5StarDesign.com]
Sent: Thursday, February 06, 2014 4:14 PM
To: DSD Planning; "chris poirier"@pima.gov; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre,parcel on the east side of Sabino Canyon Rd,between Knollwood and Cloud

.
I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.
Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.
The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft.

apart, have no private front yard,
patio area, or side yard and only
an 8 ft. deep backyard. This
dense rental community, with minimal space for
landscaping, does not fit the developers' claims
of "luxury" housing and does not blend in with
the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terra
ce, and Stonebridge in the Foothills are
adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads.
With Avilla East's 179 homes there will be a total
of 299 homes and 600 new vehicles which
translates into 1800 new Average Daily
Trips (ADTs) on Sabino Canyon Rd. Avilla
Development has said this corridor has a capacity
of 37,000 ADTs. Pima Assoc. of Governments
documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we
are approaching 50,000 ADTs.
I respectfully request you to
deny this rezoning.
I have lived on the Vactor Ranch property since January, 1941-----73 years. My family owned Rancho del
Rio and The Tack Room restaurant on this property.
Thank you.

Alma K. Vactor
7296 E. Vuelta Rancho Mesquite

Vactor Ranch Home Owner

Alma Vactor

7296 E Vuelta Rancho Mesquite

Tucson, AZ 85715

520-885-2222

David Petersen

From: Chris Poirier
Sent: Thursday, February 06, 2014 1:25 PM
To: David Petersen
Subject: FW: Oppose of Zezoning

Importance: High

From: tscott567@comcast.net [mailto:tscott567@comcast.net]
Sent: Thursday, February 06, 2014 8:02 AM
To: Chris Poirier
Subject: Oppose of Zezoning
Importance: High

February 6, 2014

Chris Poirier
Assistant Planning Director

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Sue Ann Scott
3960 N. Ridgecrest Drive
Tucson, Az. 85750
Sabino Vista Hills Division

David Petersen

From: Chris Poirier
Sent: Thursday, February 06, 2014 3:45 PM
To: David Petersen
Subject: FW: Opposition to the Rezoning of the Fifteen Acre Parcel on the East Side of Sabino Canyon Rd

From: Barbara Segers [mailto:basegers@aol.com]
Sent: Thursday, February 06, 2014 1:39 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; distroict4@pima.gov; District5
Cc: sabinojointneighborhoods@comcast.net
Subject: Opposition to the Rezoning of the Fifteen Acre Parcel on the East Side of Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission and Pima County Supervisors,

I write to inform you that I object to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Drive and Cloud Road. The property, which is currently zoned as Surburban Ranch should not be rezoned to Medium High Density Urban. The traffic corridor of Sabino Canyon Road between River Road and Tanque Verde Road is already congested and dangerous.

To introduce more vehicles into this corridor which has a capacity of 37,000 ADT's and already is used for 47,201 ADT's puts my life as well as that of my neighbors in danger. It is now practically impossible to get in and out of the subdivisions along this corridor without playing "traffic roulette". It is a dangerous situation that will be made more dangerous by the addition of more vehicles. I request that you deny this rezoning application.

Sincerely,
Barbara A. Segers
7406 Vuelta Rancho Mesquite
Tucson, AZ 85715
Vactor Ranch
520 733 1739
basegers@aol.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 05, 2014 4:08 PM
To: David Petersen
Subject: FW:

From: Robert Crone [mailto:rcrone2@yahoo.com]
Sent: Wednesday, February 05, 2014 3:54 PM
To: DSD Planning
Subject:

I am a long term resident of Sabino Vista off of east Cloud Rd. I strongly oppose the rezoning to allow high density housing on the northeast corner of Sabino Vista and Cloud Rd. The developments on the other three corners have been done in good taste and are appropriate for the adjacent residential area. This property should more closely mirror the other corner properties.
Thank you,
Robert Crone M.D. retired

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 05, 2014 1:54 PM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Ellen Arnold [mailto:earnold1@gmail.com]
Sent: Wednesday, February 05, 2014 1:50 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to DENY this rezoning application.

Thank you.

Ellen Arnold
8370 E Hillwood Court
Tucson, Az 85750

David Petersen

From: Chris Poirier
Sent: Wednesday, February 05, 2014 3:47 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Chris Poirier
Sent: Monday, February 03, 2014 8:16 AM
To: Carmine DeBonis
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Wilfred Declercq [mailto:clerc200@comcast.net]
Sent: Friday, January 31, 2014 4:14 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Wilfred Declercq

Address: 3645 N. Ridge Port Pl, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek Lot 64

David Petersen

From: Chris Poirier
Sent: Wednesday, February 05, 2014 1:24 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: SteveSztan [mailto:stevesztan@gmail.com]
Sent: Wednesday, February 05, 2014 12:59 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.
Steve Sztan
8431 E Brookhill Dr.
Tucson, Az 85750
Sabino Vista Hills

David Petersen

From: Chris Poirier
Sent: Wednesday, February 05, 2014 9:01 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: johnmolina@aol.com [mailto:johnmolina@aol.com]
Sent: Tuesday, February 04, 2014 6:09 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Johnnie F. Molina
3431 N Calle De Beso
Sabino Vista

David Petersen

From: Chris Poirier
Sent: Tuesday, February 04, 2014 8:44 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Alan Levin [mailto:alanlevin2@comcast.net]
Sent: Tuesday, February 04, 2014 8:00 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.
Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of
37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Alan Levin, M.D.
7376 E. Vactor Ranch Trail
Tucson, AZ 85715

David Petersen

From: Chris Poirier
Sent: Tuesday, February 04, 2014 8:44 AM
To: David Petersen
Subject: FW: Opposition to the Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Frank Koteras [mailto:frakot@msn.com]
Sent: Tuesday, February 04, 2014 12:09 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Opposition to the Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Subject: Opposition to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Frankie J. Koteras

3501 N Camino Suerte
Tucson, AZ 85750

Sabino Vista.

David Petersen

From: Chris Poirier
Sent: Monday, February 03, 2014 9:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: bsandock@aol.com [mailto:bsandock@aol.com]
Sent: Sunday, February 02, 2014 1:29 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that **I OBJECT** to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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I respectfully request you to **deny this rezoning application**.

Thank you.

Beverly Sandock, Ph.D.
8311 E. Crestwood Circle
Tucson, AZ 85750
Sabino Vista Hills

David Petersen

From: Chris Poirier
Sent: Monday, February 03, 2014 9:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Bill Laney [mailto:wplaney@aol.com]
Sent: Saturday, February 01, 2014 1:05 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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When we purchased our property we made the reasonable assumption that future development of property adjacent to our subdivision would be developed in a way consistent with our neighborhood and planning guidelines. We are not opposed to the development of the property in question at a lower density that is more consistent with the density of our neighborhood, but we are strongly opposed to the development of the property at the density proposed.

I respectfully request you to deny this rezoning application.

Thank you.

Name: William and Priscilla Laney

Address: 3664 N. Sabino Creek Pl., Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

Sent from my iPad

David Petersen

From: Chris Poirier
Sent: Monday, February 03, 2014 9:22 AM
To: David Petersen
Subject: FW: Correct typo on letter opposing Rezoning.

From: Jerry S Jones [mailto:jerrysjones@msn.com]
Sent: Saturday, February 01, 2014 10:32 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; Sabino Joint Neighborhoods Committee
Subject: RE: Correct typo on letter opposing Rezoning.

From: jerrysjones@msn.com
To: planning@dsd.pima.gov; chris.poirier@pima.gov; district1@pima.gov; district2@pima.gov; district3@pima.gov; district4@pima.gov; district5@pima.gov; sabinojointneighborhoods@comcast.net
Subject: Opposition to Rezoning 15ac.ne.cor.N. Sabino Canyon/E.Cloud Rd.
Date: Tue, 28 Jan 2014 09:19:01 -0700
(typo correction: "stick to principle")

Jerry S Jones and Leora Garcia-Jones
3440 N. Camino De Piedras
Tucson, AZ 85750
Sabino Vista on E. Cloud Rd.

We strongly oppose the rezoning of the 15 acre parcel on the northeast corner of N. Sabino Canyon Road/East Cloud Road. In addition to the well written letter from our "Sabino Joint Neighborhoods Committee" detailing our objections, you have also received many letters from our community's residents who share those views. Given time, this 15 acre parcel will be developed with single family homes in keeping with the existing character of the area. To approve the zoning change is just plain wrong. We are pleading for your protection on legitimately solid,sound, reasoning. Based on our stated argument, and In all due respect, we ask you to "listen to the voice of the people," "stick to principle", and "deny the rezoning change."

Truly yours,

Jerry Jones and Leora Garcia-Jones
Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 03, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Wilfred Declercq [mailto:clerc200@comcast.net]
Sent: Friday, January 31, 2014 4:14 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Wilfred Declercq

Address: 3645 N. Ridge Port Pl, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek Lot 64

David Petersen

From: Chris Poirier
Sent: Monday, December 30, 2013 7:36 AM
To: David Petersen
Subject: FW: sabino canyon rd property rezoning

-----Original Message-----
From: esther blumenfeld [mailto:ebwrit@aol.com]
Sent: Friday, December 27, 2013 10:22 PM
To: Chris Poirier
Subject: sabino canyon rd property rezoning

Dear Mr. Poirer,

This is one more request that you please not re-zone the "Sabino Canyon Rd/CoudRd/Knollwood Dr 15 acre parcel". As a member of the Sabino Vista Village Board of Directors, I represent 49 homeowners who have been good stewards of the land. We have taken care of our properties, paid thousands of dollars in taxes and have taken pride in our neighborhood and the neighborhoods surrounding us. None of us have objections to reasonable development of homes, but the Aerie plan to squeeze 10 rental homes per acre on that piece of land is not reasonable, and does not complement the adjacent properties.

Our concerns are the burden of added traffic on Sabino Canyon Rd., the dropping water tables, air quality and safety on the congested street. We have trusted you and our supervisors to listen to our concerns and take heed. Please do not dismiss us. Do not be party in destroying a beautiful neighborhood.

Thank you for your consideration in this matter.

Esther Blumenfeld
7140 E. River Canyon Rd.
Tucson, AZ 85750
520-298-4959

Pima County Development Services Department Planning Division

Pima County Planning Director at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director at: chris.poirier@pima.gov

Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov

Re: Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel

January 8, 2014

Dear Sirs,

I attended both hearings regarding the amendment above and would like to express my thoughts, concerns and suggestions regarding the planned new development in this area.

Density number

The density of the suggested development of 13 or even 10 is too high.

In my following statements I am referring to the attached *map 1* of the area for discussion with roads and exact density numbers.

The area on the West side and the area on the East side of Sabino Canyon Road have to be looked at as two different, separate areas when it comes to density numbers and neighborhood feel. They do not "flow" into each other, but are separated from each other by a main Road: Sabino Canyon. Further, both of them are separated from the developments in the South by another main Road: Cloud.

Keeping this in mind, the lot West of Sabino Canyon was zoned at a density of 9. This is about twice the density of its direct neighbor: 2 x 4.39 = 8.78.

If you desire to apply the same principle on the East side of Sabino Canyon as you applied on the West side, the density of the lot East of Sabino Canyon should also be about twice the density of its directs neighbors. The direct neighbors are there Sabino Creek and Sabino Vista. Sabino

Creek has an actual density of 2.24. Sabino Vista's density number is even lower. To simply my calculations, I am taking the higher number (2.24) - rather to the advantage of the builder - for my calculations. Taking twice the density of the directs neighbors of the lot to the East would be 2.24 x 2 = 4.48. If being consistent with your decision making, the density of the lot East of Sabino Canyon should therefore be no higher than 5. If this is no longer possible, please consider this:

A density of 6.72 would be three times the density of the direct existing neighbors

A density of 8.96 would be four times the density of the direct existing neighbors

A density of 11.2 would be five times the density of the direct existing neighbors

A density of 13.44 would be six times the density of the direct existing neighbors

This contrast in density between the existing and the planned new development is enormous and does not comply with your comprehensive plan: "Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses." Please keep in mind that even if the builder shuffles his higher density to the middle of his development, the density of his development on the outside will still be much higher than the existing neighborhoods, depending on the chosen number above. Shifting the density more towards the center of the development will also not address the issue of traffic. The number of residents and the number of cars will still be the same, no matter how they are spread out on that lot. As Supervisor Ally Miller mentioned, the traffic along Sabino Canyon and River is already at or above capacity during rush hour. I am surprised that this valid argument got so much ignored and was not at all reflected in the outcome of the final vote. Capping the density at least at a lower MIU number could have addressed this issue. If you look at the *map 1*, even a density of 10 would be out of proportion.

The new development on the East side should have a lower density than the new development on the West side. Given the fact that the densities of the direct neighbors to the lot West of Sabino Canyon are higher than the densities of the direct neighbors to the lot East of Sabino Canyon, implies that this lot - East of Sabino Canyon - should also be zoned at a lower number than the lot West of Sabino Canyon. There is nothing that justifies a higher density on the East side than on the West side except for the aspiration for a higher profit and a higher tax income. In fact, bigger casita lots would not only give the renters "luxury" homes, but also the "luxury of land" and would therefore be beneficial to both: the LIU neighborhood and the renters.

Buffer yards

Buffer yards will be needed, but cannot completely erase the extremely high discrepancy of densities between the existing developments and the new development unless the overall density of the new development is considerably lowered. May I also draw your attention to the fact that

the four privately owned lots north of the discussed lot cannot be considered part of the builder's buffer area. Right now, this land is empty; but sooner or later, more private homes may be added there to the Sabino Creek subdivision. The builder will therefore have to set his wall and development further back to create a buffer zone not just to the existing neighborhoods but to the still undeveloped lots as well. Leaving wide natural areas around the development would hopefully also keep more wildlife in the neighborhood. The walls surrounding the new development should be far set back from *all* roads (not just Sabino Canyon Road) including E Knollwood Drive to keep the integrity of the entrance. This entrance area to Sabino Creek and Sabino Vista should be landscaped nicely to integrate the new development better into this LIU neighborhood. In order to keep this area safe for our children, E Knollwood Drive should not become a main entrance, especially not for commercial vehicles.

Trash in the buffer yards

In the past years, my kids have been doing community service by picking up trash in the washes within our subdivision. Will the builder be in charge of keeping the buffer yards surrounding the new development clean? In our subdivision, trash build up has never been a big problem. With so many more residents though, it would be advisable for the builder to incorporate a regular mandatory clean-up schedule.

Congestion of the area

Another point worth mentioning is that several other parcels of land on Sabino Canyon Road are already in the plan or are currently being developed. Those homes will definitely be built; but since they are not finished, the residents don't live there yet. Have those residents been taken into account when it comes to your count of cars/traffic on Sabino Canyon Road or the count of water usage in that area? I attached a map and marked a few of those lots, for your information *(map 2)*.

Plumbing

It came to my attention that established homeowners in another subdivision close to Sabino Canyon Road started having problems with the plumbing - which they had never had before - after a considerably higher density development had been built next to their subdivision. This would also be a concern of mine regarding the new development plans. Right now, we have no issues with our plumbing in our Sabino Creek Subdivision.

Traffic count

Between the first and the second hearing, I observed people counting the traffic on three different days at three different spots: once on E. Knollwood Drive, once East of Sabino Canyon and once West of Sabino Canyon. All those times the cars counting the traffic were only present for about half a day (mainly morning until early afternoon). None of them were there when the traffic is

the heaviest: in the late afternoon and evening - when the kids come home from school and when they have after-school activities like sports and parents run back and forth several times. The evening traffic is by far the worst. I am wondering if the cars were only counted for half the required time, and then the number was simply "doubled up" (without actually counting the cars in the later afternoon and evening). That would give a "distorted" result. Could you please verify?

Luxury homes without the luxury of land

Special attention has to be given not to become a more and more money-driven city governed by a few entrepreneurs and not by the people for the people. If the casitas are also for the people, they should be given more land by lowering the density; and that especially since they are charged such a high rent, so that they get at least their money's worth. With such small lots, I do not even consider it legitimate for the builder to advertise his homes as "luxury homes". How much more can the truth be stretched? Please keep in mind that electricity, gas and water saving features serve again, first of all, the builder's interest by lowering *his* bill.

How to resolve the issue

The best solution for all the issues would be to cap the density of the development as low as it is still possible. The builder also mentioned at the last hearing that it would make the area more interesting (I do not remember the exact wording) by putting something "different" next to this strictly LIU area. This is a very vague argument and does not justify such a *high* increase in density. A slightly higher density, even in the low MIU range, would be acceptable and could also add to the appeal of the area, just not an increase of 4, 5, or 6 times the density of the existing direct neighborhoods which are only Sabino Creek and Sabino Vista. The truth is that the same type of walled-in development on either side of Sabino Canyon Road will actually take away from the appeal of the area instead of adding interest.

Let me also mention that I have nothing against renters. I just think that such a dense development is completely out of character for that neighborhood. I have been renting my whole life and I will also welcome our new neighbors! The home we own now in Sabino Creek is the first home we ever bought for ourselves. The problem is with the high density. Building a rental development at a lower density may not be as lucrative for the land owner, but it would fit more into this LIU neighborhood East of Sabino Canyon. Otherwise, the land should stay zoned at LIU as it is. After all, it was zoned that way for a reason in the first place. It just fits the area the best.

May I also express my disappointment that the overwhelming opposition with very valid arguments was not at all reflected in the outcome of the final vote after the last hearing. Also, the letters in favor of the development - which were far less than the letters from the opposition - mostly came from people who do not live in this neighborhood or are somehow affiliated with the builder. Sometimes, I truly wonder if we really have a voice or if this is all about money.

The builder will max out the density you grant him. He will only make concessions when regulations like wide buffer yards are imposed. The builder is willing to work with the neighbors, but only when it comes to the design - not the actual density number. This number, however, is key to resolving serious issues like safety, congestion, protection of wildlife and traffic.

Will you therefore choose wisely, please, when it comes to your recommendation.

Very respectfully,

Sonja Slovikosky

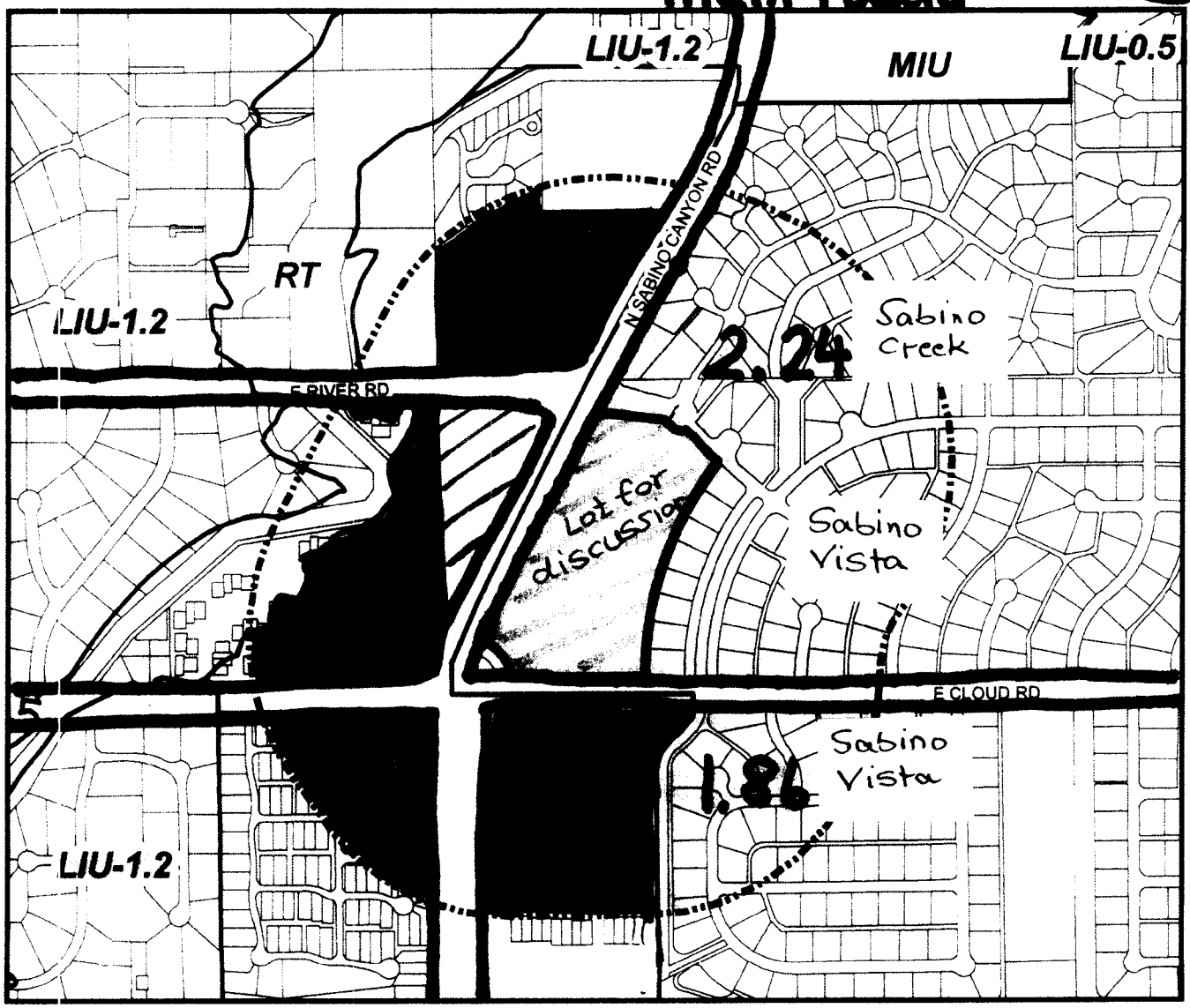
comparison MIU versus LIU with actual numbers

COMPREHENSIVE PLAN AMENDMENT

map 1

Planned Land Use and Recommended Notice Area

main roads



0 285 570 1,140 Feet

Amendment Area | 1,000' Notice Area | MIU Planned Land Use

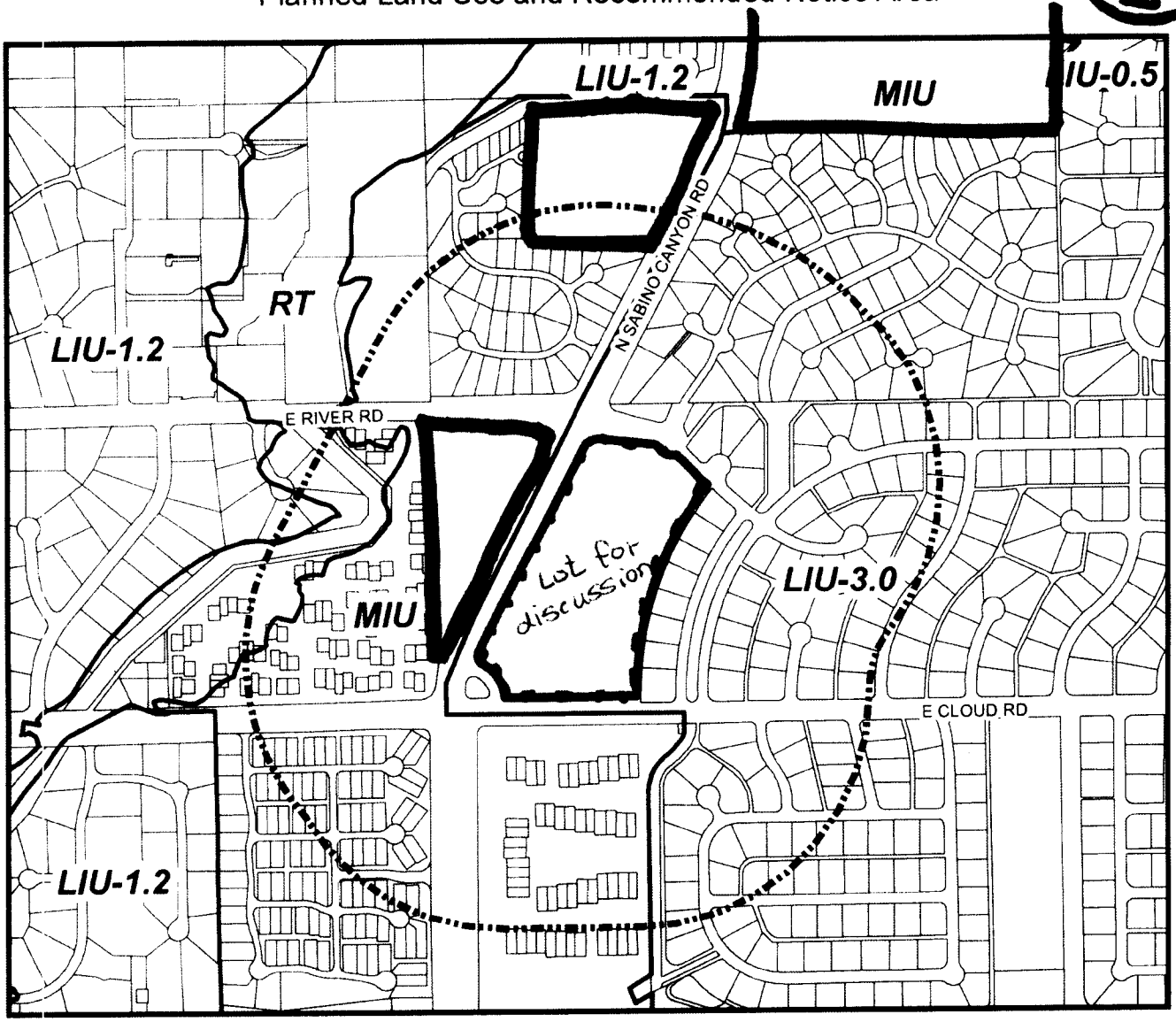
Taxcode 114-33-002G	**Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT** Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium-High Intensity Urban (MHIU) 15.14 Acres +/-	Location Northeast corner of N. Sabino Canyon Road and E. Cloud Road
	Catalina Foothills Subregion Section 29, Township 13 South, Range 15 East	North
	Planning and Zoning Commission Hearing: Pending	Map Scale: 1:8,000
	Board of Supervisors Hearing: Pending	Map Date: May 14, 2013

Land currently being developed or plans for developments made - but people have not moved in yet.

COMPREHENSIVE PLAN AMENDMENT

map 2

Planned Land Use and Recommended Notice Area



0 285 570 1,140 Feet

Amendment Area | 1,000' Notice Area | MIU Planned Land Use

Taxcode: 114-33-002G	**Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT**	Location: Northeast corner of N. Sabino Canyon Road and E. Cloud Road
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	Catalina Foothills Subregion Section 29, Township 13 South, Range 15 East	North
	Planning and Zoning Commission Hearing: Pending	Map Scale: 1:8,000
	Board of Supervisors Hearing: Pending	Map Date: May 14, 2013

X:\Comprehensive Planning\Co7-13-01\maps\ jrv

David Petersen

From: Chris Poirier
Sent: Monday, January 13, 2014 8:11 AM
To: David Petersen
Subject: FW: Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel

From: Evelyn Kleinhans [mailto:Evelyn.Kleinhans@camplowellcpas.com]
Sent: Sunday, January 12, 2014 10:15 AM
To: DSD Planning; Chris Poirier; DIST2; District3; District4; district5@pima.govs
Subject: Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel

Dear Supervisor:

We are writing to you to object to the proposed development at Sabino Canyon and Cloud Roads (15 acres), on the basis that it is overly dense and will create problems in our neighborhood. We live on Knollwood Drive, about one block from the proposed development.

Our neighborhood is a quiet one, with homes that vary in density, but no greater than about three to an acre. The proposed development has a requested density of thirteen homes per acres which is inconsistent with the area. This type of density will create traffic, noise and congestion.

Sabino Canyon and River Roads are already at full capacity. There is significant congestion, particularly on the narrow bridge just west of Sabino Canyon, in front of the new high school on River near Craycroft, and going north and south from River on Sabino Canyon Road. The congestion issues at Sabino and Tanque Verde are longstanding. The proposed development will exacerbate these problems.

Additionally, new developments have already been approved and are underway on the west side of Sabino Canyon Road near River that will already be adding to the traffic, noise and congestion problems. The proposed development at Cloud and River will only add to this.

The developer has suggested that cutting Knollwood Drive through to the interior neighborhood will alleviate this problem. It will not. Making Knollwood Drive a busier street will not help with the congestion and traffic on the main roads. Furthermore, making Knollwood a busier, more traveled through fare will certainly not be a positive for the residents of the neighborhood.

We appeal to you as our representative to significantly scale back the requested density on this development. The requested density will negatively impact our neighborhood and will lead to more problems.

Thank you for your consideration.

Sincerely,

Dale E. and Evelyn A. Kleinhans
7335 E. Knollwood Drive

Sincerely,

Evelyn A. Kleinhans, CPA
Camp Lowell CPAs, PLLC
4534 E. Camp Lowell Drive
Tucson, AZ 85712
520-327-8530
520-323-9872 (fax)
Evelyn.Kleinhans@CampLowellCPAs.com

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David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 15, 2014 3:11 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: kimberlymarohn@gmail.com [mailto:kimberlymarohn@gmail.com] **On Behalf Of** Kimberly Marohn
Sent: Wednesday, January 15, 2014 3:09 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kimberly Marohn

Address: 7945 E Cloud Road

Subdivision or HOA name: Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 15, 2014 2:54 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Jim Hohman [mailto:jbh56@ecentral.com]
Sent: Wednesday, January 15, 2014 2:07 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I strongly protest the rejoining of the property adjacent to our neighborhood for higher density residences! The adverse impact to our traffic and our property values is unacceptable!

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:James B. Hohmqn, Jr. And Charles R. Kocher

7725 E. Oakwood Circle

Tucson, AZ 85750

Address:

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 15, 2014 2:54 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Lewis E Williams [mailto:wmslew@aol.com]
Sent: Wednesday, January 15, 2014 2:15 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier,

Planning and Zoning Commission, and Pima County Supervisors,

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Thank you.

Lewis & Janice Williams
7518 E Pinewood Pl
Tucson, AZ 85750

Sabino Vista Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 15, 2014 2:54 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Alyson Milo Ruiz [mailto:alysonruiz@comcast.net]
Sent: Wednesday, January 15, 2014 2:18 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:Alyson Ruiz

Address:7832 E Highview Pl

Subdivision or HOA name:SVHOA

Sent from Alyson's iphone

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 15, 2014 2:54 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Plattner [mailto:dsplattner@aol.com]
Sent: Wednesday, January 15, 2014 2:34 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Danny & Sabrina Plattner

Address: 7831 E Knollwood Terrace
85750

Subdivision or HOA name:

Sent from my iPhone

JAN 2 9 2014

Twelve Reaasons

Why An Entire Community Is Making

An Effort To Preserve "Their Legacy"

and Pass On "The Heritage"

of Our Scenic Route

"Sabino Canyou Road"

And The

Surrounding Suburban Communities

January 23, 2014

CC-9-13-16

AVILLA DEVELOPMENT REPORTS . STATES OR ADMITS

1. **Pg. 19 Shows map of Surrounding Land Uses in a ¼ mile radius- Avilla is asking for 12 homes per acre**

*

2. Pg. 75 Project " will be single level,luxury that will be an attractive presence in the area and an appropriate and compatible land use for the site and surrounding area."

3. *Pg. 76 " Decorative masonry walls and wrought iron view fence in combination with enhanced buffer yard will help to mitigate the visual impact of the development "*

*

4. **Pg.77 & 78 Avilla defines this project as the ideal "Smart Growth " community.**

*

5. Pg. 78 States the structures are 6-7 feet from each other in the "dense" areas of the " project" allowing for " SEPARATE RECREATION AREAS AND OPEN SPACE ".

*

6. *Pg. 79 The adjacent communities..... have provided significant input in the development decisions affecting this site*

*

7. **Pg. 96 MITIGATION OF VISUAL IMPACTS**
"varied roof heights of the buildings enhance the visual depth of the community"

*

8. Pg.78 " The cluster arrangement of units allows for a courtyard feel at the entrances to private residences. "
"Each cluster becomes it's own little neighborhood .....along the shared path from the common areasto each doorstep."

*

9. *Pg. 77 "Avilla Sabino East is a distinct luxurious community"*

*

10. **Developers have been quoted as this project is Smart Growth 'Infill"**

*

11. 26 Rezoning Support Letters submitted to Pima County on behalf of Aerie Development

*

12. *Avilla has admitted their traffic engineer said there are 35,000 ADT's on Sabino from Cloud to Tanque Verde.*

* *They have also admitted (pg.55) that P.A.G. verified (2012) the ADT's were 47,201*

* *They have further admitted that none of this traffic congestion would be a problem if they just developed their property in harmony with the surrounding community*

FACT

1. Seven subdivision are touched by the ¼ mile circle. The average density of these areas is *3.9* homes per acre

*

2. These are completely subjective statements based on no corroborating input from the surrounding neighborhoods. They are in fact egregiously hyperbolic statements

*

3. *One only can "mitigate" a negative impact/situation. This is a testimonial from Avilla that this project is NOT compatible and in keeping with the low density single family homes with garages that prevail in the neighboring 9 subdivisions*

*

4. Smart Growth was designed and enacted to oversee the complex development of major communities .The basic tenet of this program has social and cultural anthropological implications and guidelines that are critical to communities like Ahwatukee and Del Webb's "Anthem", in the Phoenix area and Pima County's Continental Ranch and Rita Ranch. Smarth Growth does not account for high density, no garages, open parking spaces, and no functional open area projects It would be a stretch to say that this 15 acre project and by the applicants own words **a dense development**" would be sanctioned as a community to be compared to the above mentioned communities and as a reason to change the area's local and longstanding low building densities.

*

5. 90 % of the bathrooms in our area's home have more than 6-7 feet between the homes walls. There is not enough room, in a 6-7 foot tunnel like area , for even a basketball hoop, a badminton net or a ping pong table
Difficult to call this" SEPARATE RECREATION AREAS AND OPEN SPACE"

*

6. *The only conclusion one can draw from this statement is Avilla heard everything we said and did the extreme opposite.*

7. **All renderings provided by Avilla show the same parapet height of 15' 6" . Same height does not give visual depth**

*

8. Look at the development plan on page 83.
By Avillas own admission distances between building is 6-7 feet. While the plan has no dimensions on it the plan is to scale. The absolute most distance, between building corners, is 12-15 feet . Square that off and you have a courtyard that is 12' by 12' (144 s.f.) or at the most 15 ' by 15' (225 s.f.) This is a typical size for den/study or living room In this area will be sidewalks that lead to 5-6 residences with 5-6 residential doors opening onto it With the addition of a couple bikes and strollers and some marginal landscaping this " shared neighborhood" gets very crowded

*

9. *179 free standing units with 7 foot sideyards, 8 foot back yards, no front or back patio, no garages (Only open air parking) & no storage closets. Avilla asserts they can put an extra shelf in the B.R. Closet. Not a definition of "luxurious"*

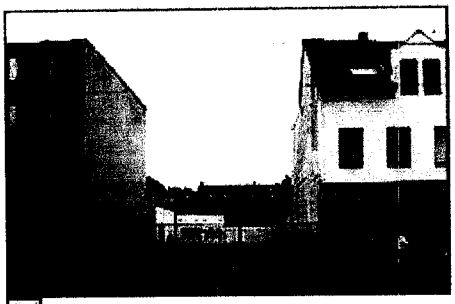
*

10. **According to " The Sustainable Cities Institute " and Wikipedia "INFILL is urban planning as part of a community redevelopment and is essential to " *renewing blighted neighborhoods* "**
The term " urban infill " implies existing land is mostly built out and what is being built is in effect " filling in the gaps."

*

11. Seven (7) letters were from M..E..B., an affiliated company with Aerie/Avilla Development --
7 are of unknown origin as there were no addresses on them -
11 letters addresses were from 5- 15 miles away from subject land And ONE from 3 miles away.

12. *Avilla East and some other new projects will add 281 homes nearby. This translates into 562 more vehicles and 1686 ADT'S which will bring the total of ADT's on Sabino Canyon between Cloud and Tanque Verde to 50,000 ADT's*



JAN 2 9 2014

Example of an urban infill site-- Wikipedia

In the urban planning and development industries, infill is the use of land within a built-up area for further construction, especially as part of a community redevelopment or growth management program or as part of smart growth. It focuses on the reuse and repositioning of obsolete or underutilized buildings and sites. This type of development is essential to renewing blighted neighborhoods and knitting them back together with more prosperous communities.[1] Redevelopment or land recycling is development that occurs on previously developed land. Infill buildings are constructed on vacant or underutilized property or between existing buildings.[

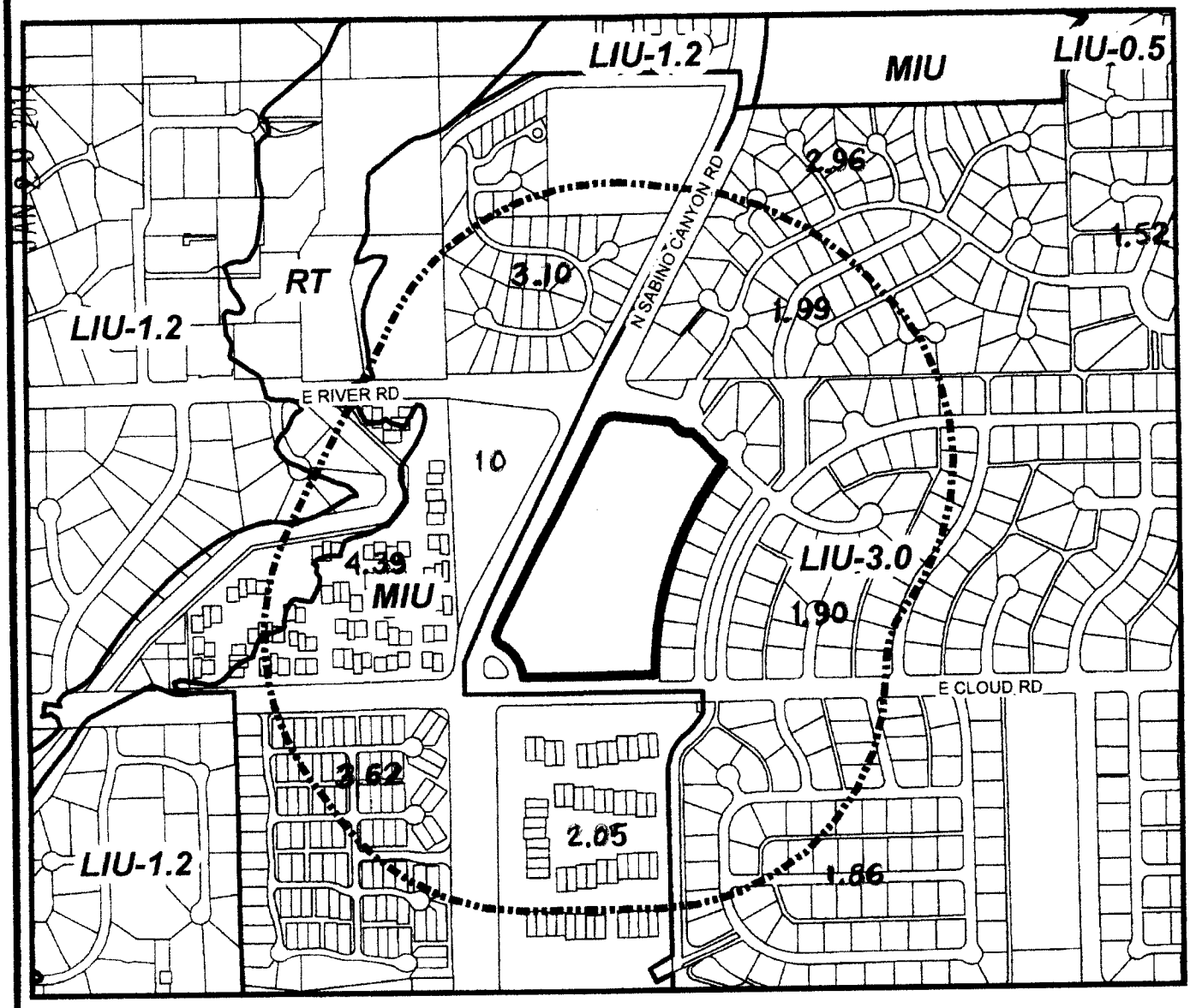
Urban Infill: Overview By Sustainable Cities Institute

s.

Urban infill is defined as new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development. The term "urban infill" itself implies that existing land is mostly built-out and what is being built is in effect "filling in" the gaps. The term most commonly refers to building single-family homes in existing neighborhoods but may also be used to describe new development in commercial, office or mixed-use areas.

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use and Notice Area



0 287.5 575 1,150 Feet

Amendment Area | 1,000' Notice Area | MIU Planned Land Use

Taxcode: 114-33-002G	**Co7-13-01 SABINO CANYON ROAD PROPERTIES, LLC – N. SABINO CANYON ROAD PLAN AMENDMENT** Request: Low Intensity Urban 3.0 (LIU-3.0) to Medium-High Intensity Urban (MHIU) 15.14 Acres +/-	Location: Northeast corner of N. Sabino Canyon Road and E. Cloud Road
	Catalina Foothills Subregion Section 29, Township 13 South, Range 15 East	North
	Planning and Zoning Commission Hearing: July 31, 2013	Map Scale: 1:8,000
	Board of Supervisors Hearing: September 17, 2013	Map Date: July 8, 2013

X:\Comprehensive Planning\Co7-13-01\maps \\ jrv

1143123530

Antrim Equities, LLC
Commercial Real Estate Investment and Management

1211 S. Prairie Avenue, #1002
Chicago, IL 60605

Phone 312-265-0686
Fax 312-929-3671

January 30, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/ Cloud Rd parcel

Dear Chris Poirier,

My company owns the property at 7300 E Knollwood Dr and I am the sole member. I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch(Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 unist per acre) is too high.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Rowena Antrim

Rowena Antrim

FEB 10 2014

114-28-0140

CASE NO. CO9 13-16

Square Peg, Round Hole

Rezoning 15 acres at the northeast corner of Sabino Canyon and Cloud to medium high intensity urban does not fit and I object.

RECEIVED
FEB 10 2014
BY: .....

William D. Nelson
8040 E. Corte de la Familia
Tucson, Arizona 85750

February 6, 2014

Hand Delivered

Mr. Chris Poirier
Assistant Planning Director
Development Services
Public Works Building
201 N. Stone, 2nd Fl.
Tucson, AZ 85701

Planning and Zoning Commission
Development Services
Public Works Building
201 N. Stone, 2nd Fl.
Tucson, AZ 85701

Ms. Ally Miller, District 1
Pima County Board of Supervisors
130 W. Congress Street, 11th Fl.
Tucson, AZ 85701

Mr. Ramon Valadez, District 2
Pima County Board of Supervisors
130 W. Congress Street, 11th Fl.
Tucson, AZ 85701

Ms. Sharon Bronson, District 3
Pima County Board of Supervisors
130 W. Congress Street, 11th Fl.
Tucson, AZ 85701

Mr. Ray Carroll, District 4
Pima County Board of Supervisors
130 W. Congress Street, 11th Fl.
Tucson, AZ 85701

Mr. Richard Elias, District 5
Pima County Board of Supervisors
130 W. Congress Street, 11th Fl.
Tucson, AZ 85701

Re: CO9 13-16
I object to rezoning 15 acres at the northeast corner of Sabino Canyon and Cloud to medium high intensity urban.

Dear Mr. Poirier, Planning and Zoning Commission, and Pima County Supervisors:

Like the proverbial square peg in a round hole, Aerie Development's request to build 179 apartments on this parcel does not fit with the surrounding areas and violates the principles of "smart growth."

William D. Nelson
8040 E. Corte de la Familia
Tucson, Arizona 85750

The Pima County Comprehensive Regional Plan Policies regarding site planning states as follows on page 15:

C. Site Design and Housing

1. Site Planning

a. Bufferyards. Promote adequate buffering in rezonings with greater intensity uses. The bufferyards shall be used to protect the privacy and character of an adjoining neighborhood. Bufferyards shall be designed to ensure efficient site design and mitigate adverse impacts of noise, odors, views, and traffic as applicable. The bufferyards may contain landscaping, opaque screening, and natural areas.

b. Existing neighborhoods. Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project.

c. Scale of development. Ensure, where possible, new development shall be designed at a human-scale, i.e. development with multimodal opportunities and mixed uses, rather than soley a car-oriented land use pattern.

d. Sense of place. Encourage development where there are natural resources to create opportunities for natural area linkage or create in more urbanized areas a sense of place in the Sonoran Desert.

William D. Nelson
8040 E. Corte de la Familia
Tucson, Arizona 85750

Aerie's proposed development does not fit the requirements of the site planning in the Pima County Comprehensive Plan. Let me illustrate.

We will use as a comparison the existing townhouse development on the southeast corner of Cloud and Sabino Canyon (Exh. 1). This development is directly south of the proposed Aerie development.

The photographs of Sabino Vista Circle (Exh. 2) indicate a well planned comfortable living environment with abundant open space congruent with the natural characteristics of the adjoining neighborhoods. Please note that Sabino Vista Circle is set back many feet from both Sabino Canyon Road and Cloud Road. The walls defining the Sabino Vista Circle property are low and unobtrusive. These bufferyards are designed to ensure efficient site design and mitigate adverse impacts of noise, odors, views, and traffic. You can also see that the layout and planning of Sabino Vista Circle takes into account the natural geographic resources which create an urbanized area with a sense of place in the Sonoran Desert. Sabino Vista Circle is pleasing to the eye and a nice place to live.

The preliminary development plan that Star Consulting submitted on behalf of Aerie Development is attached as Exhibit 3. This development plan is very similar to what Aerie Development actually built at the Tanque Verde and Desert Links area and so we will use that as a comparison to the area already built out at Sabino Vista Circle at Cloud and Sabino Canyon.

Exhibit 4 are photographs of the Aerie development at Tanque Verde and Desert Links. We note that this development is surrounded by a high brick wall set back just feet from the street edge. The wall is high enough to obscure or to block the view of the interior of the apartment complex; similar to a wall being used to block a view of a junkyard.

The interior views of this development show us that the apartments are crammed in on top of one another with no open

space other than paved parking areas. There are a few cactus and bushes that amount to a sad attempt at landscaping a barren and concrete filled complex.

One of the partners of this Aerie development was quoted as follows:

> Karber noted the company has already built four similar projects in the Tucson area: "We're renting them as fast as we can build them." Arizona Daily Star, August 30, 2013 (Exh. 5)

If Mr. Karber is accurate that they are renting these units as fast as they can build them, then the signs hanging on the wall stating "immediate move-in, luxury rental homes" or setting forth the office hours must be there because Aerie Development thinks they are attractive. I don't.

Type of tenant that Aerie Development attracts.

Aerie Development's PR people have claimed that this development is intended to attract the urban professional person. While good intentions are nice, the actuality is quite different.

If we look at the Aerie development at Tanque Verde, it was opened in March, 2012 and there are 85 units. A check of court records indicates that Aerie on Tanque Verde has filed six forcible detainer actions (eviction notices) in the short period of time that their development at Tanque Verde has been open (Exh. 6). This type of tenant is not consistent with the urban professional that Aerie Development would like to attract.

A check with the Tucson Police Department Records Section indicates that in a fifteen month period from April, 2012 through July, 2013, the Tucson Police Department was called to the Aerie development fifteen times for offenses ranging from property damage, burglary, assault, domestic violence, and mental cases (Exh. 7).

William D. Nelson
8040 E. Corte de la Familia
Tucson, Arizona 85750

From this data, can we assume that in fact the Aerie development actually attracts the type of tenant who is either unemployed and cannot pay their rent or chooses not to pay their rent, who feels it necessary to engage in such conduct as domestic abuse, burglary, assaulting one another, and damaging property? All of these characteristics lead one to believe that these types of tenants are unstable and certainly not the urban professional Aerie is telling us they are trying to attract. These are not the type of people we want moving into and living in what has been to date a relatively crime-free area of Tucson. This is an area of urban professionals and retirees and we want to maintain this area as such.

Traffic

I am sure other people have pointed out the immense traffic problem that will be created with a development of this high of a density. Traffic is an extremely important issue as supervisor Ray Carroll noted in voting against a three-acre project with ten single family homes at the southwest corner of Twin Lakes Drive and Hauser Street in Catalina. Mr. Carroll is noted to have voted against this small ten single family home, three acre project because traffic was a concern. He is quoted in an Arizona Daily Start article of January 20, 2014 justifying his vote:

> "Due to the proposed development's murky and invalid cluster development, the questionable integration to the project to the west, the poor road conditions and the fact that adding a burden to the streets in Catalina is not appropriate without any timetable for major road improvements in the area, I voted against the rezoning . . . "

The same reasoning and logic applies to the proposed rezoning at the northeast corner of Sabino Canyon and Cloud Road. Add in the fact that additional developments are already underway that will feed into this area of Sabino Canyon Road passing through the Cloud Road and a traffic nightmare will emerge.

William D. Nelson
8040 E. Corte de la Familia
Tucson, Arizona 85750

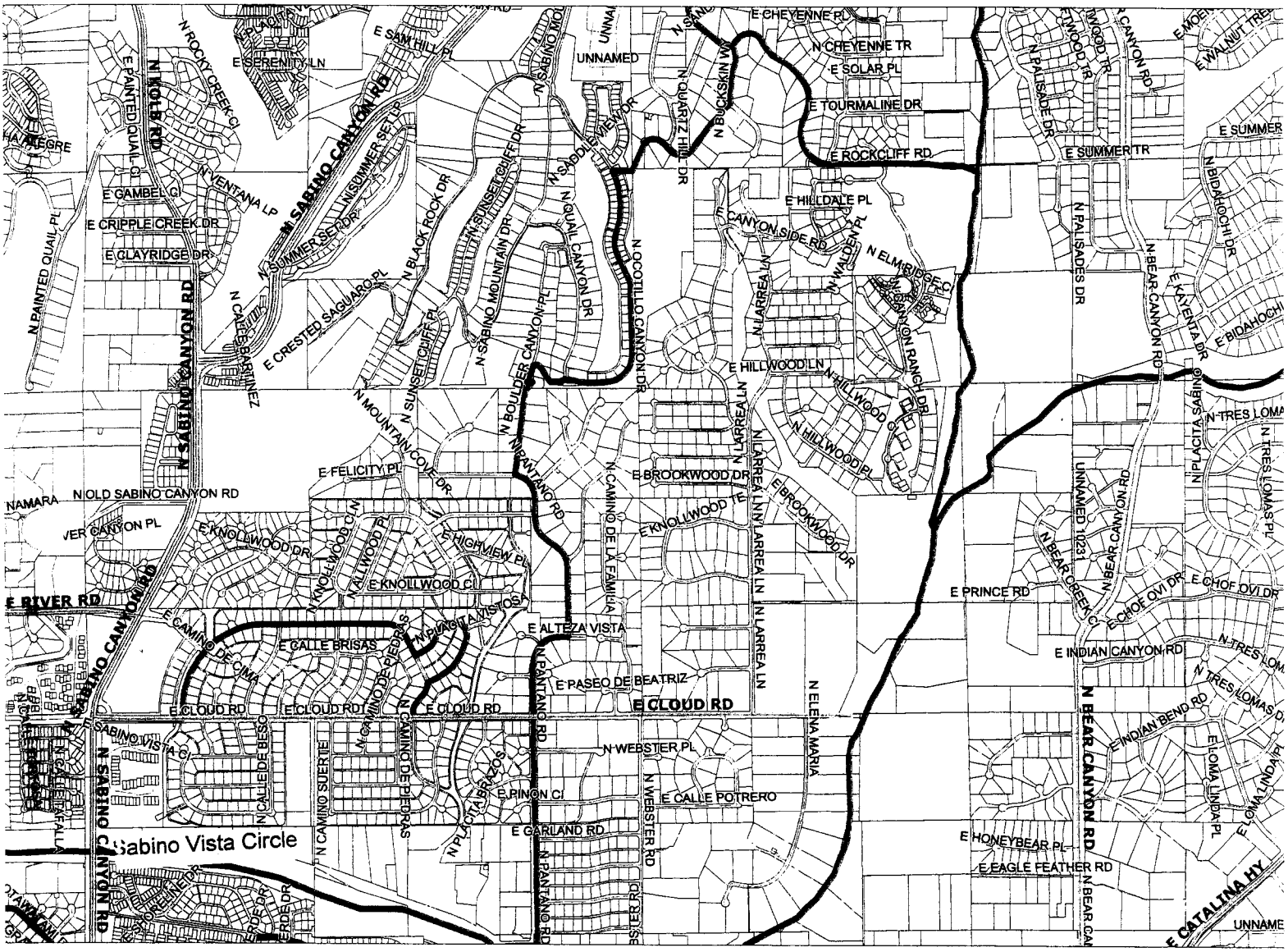
Therefore, I kindly request that you deny the rezoning of the northeast corner of Sabino Canyon and Cloud Road as it is in violation of the principles of "smart growth" as delineated above. It doesn't fit.

Very truly yours,

William D. Nelson

WDN/akt
Enclosures

Exhibit 1



E CHEYENNE PL
N CHEYENNE TR
E SOLAR PL
E TOURMALINE DR
E ROCKCLIFF RD
E SUMMER TR
E SUMMER
E SAM HILL PL
E SERENITY LN
N ROCKY CREEK CI
N KOLB RD
E PAINTED QUAIL CI
N SABINO CANYON RD
N SUMMER SET LP
N SUMMER SET DR
N VENTANA LP
E GAMBEL CI
E CRIPPLE CREEK DR
E CLAYRIDGE DR
N PAINTED QUAIL PL
N CALLE BARTINEZ
E CRESTED SAGUARO PL
N BLACK ROCK DR
N SUNSET CLIFF DR
N SABINO MOUNTAIN DR
N SADDLE VIEW DR
N QUAIL CANYON DR
N OCOTILLO CANYON DR
N BOULDER CANYON PL
N SUNSET CLIFF PL
N MOUNTAIN COVE DR
N PANTANO RD
UNNAMED
N QUARTZ HILL DR
N BUCKSKIN WY
E HILLDALE PL
E CANYON SIDE RD
N WALDEN PL
N ELM RIDGE CI
N CANYON RANCH DR
N LARREA LN
E HILLWOOD LN
N HILLWOOD CI
N HILLWOOD PL
N PALISADE DR
N PALISADES DR
N BEAR CANYON RD
E KAYENTA DR
N BIDAHOCHI DR
E BIDAHOCHI
N PLACITA SABINO
N TRES LOMAS
N TRES LOMAS PL
E FELICITY PL
E BROOKWOOD DR
E KNOLLWOOD TE
N CAMINO DE LA FAMILIA
N OLD SABINO CANYON RD
E KNOLLWOOD DR
E HIGHVIEW PL
E KNOLLWOOD CI
N KNOLLWOOD CI
N ALLWOOD PL
E RIVER RD
E CAMINO DE CIMA
E CALLE BRISAS
N PLACITA VISTOSA
E ALTEZA VISTA
E PASEO DE BEATRIZ
E CLOUD RD
E SABINO VISTA CI
N CALLE DE BESO
N CAMINO SUERTE
N CAMINO DE PIEDRAS
N PLACITA BRAZOS
E PINON CI
E GARLAND RD
N WEBSTER PL
N WEBSTER RD
E CALLE POTRERO
N ELENA MARIA
E PRINCE RD
UNNAMED 10231
N BEAR CREEK CI
E CHOF OVI DR
E INDIAN CANYON RD
E INDIAN BEND RD
E LOMA LINDA PL
E HONEYBEAR PL
E EAGLE FEATHER RD
E CATALINA HY
Sabino Vista Circle

Exhibit 2

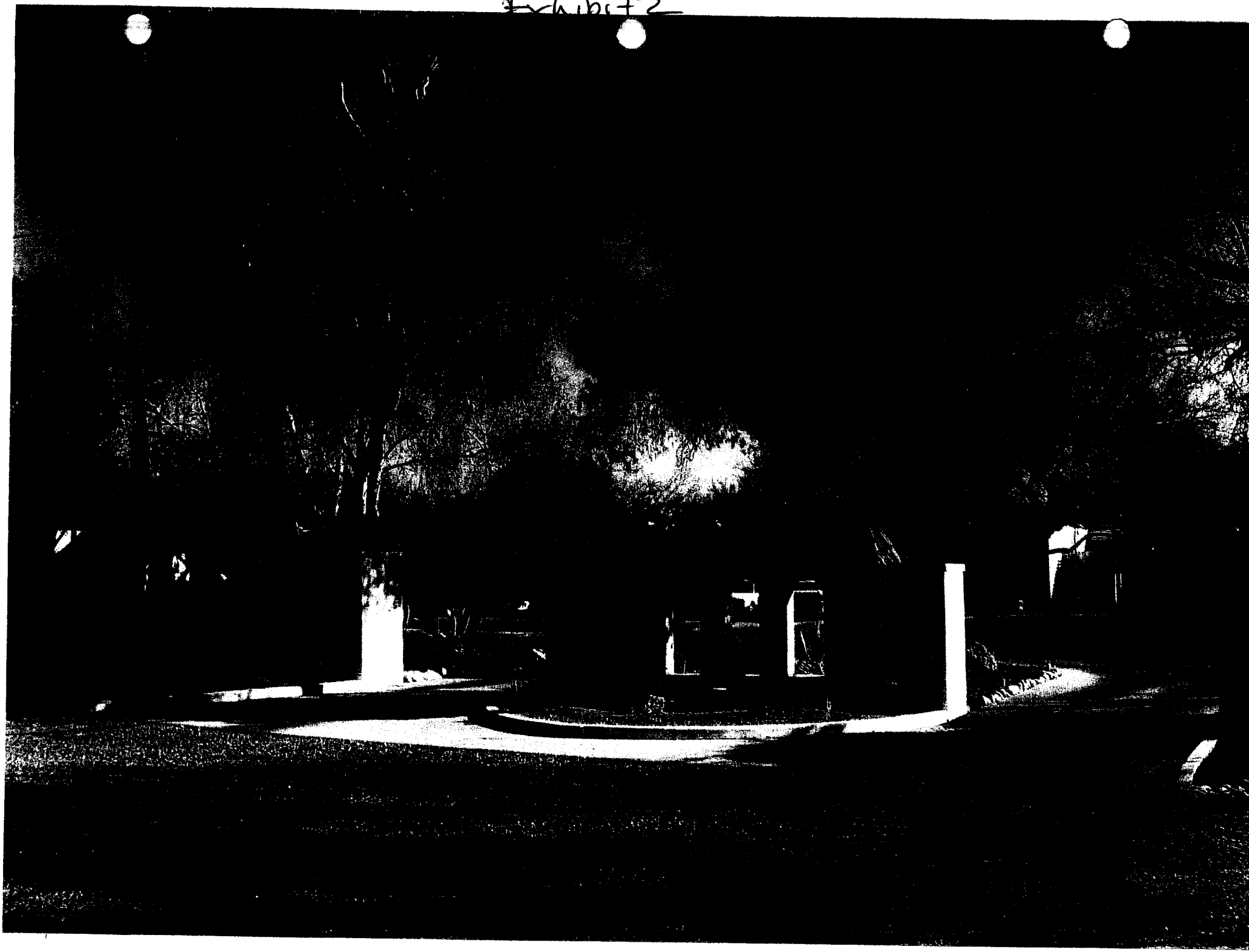


Exhibit 52

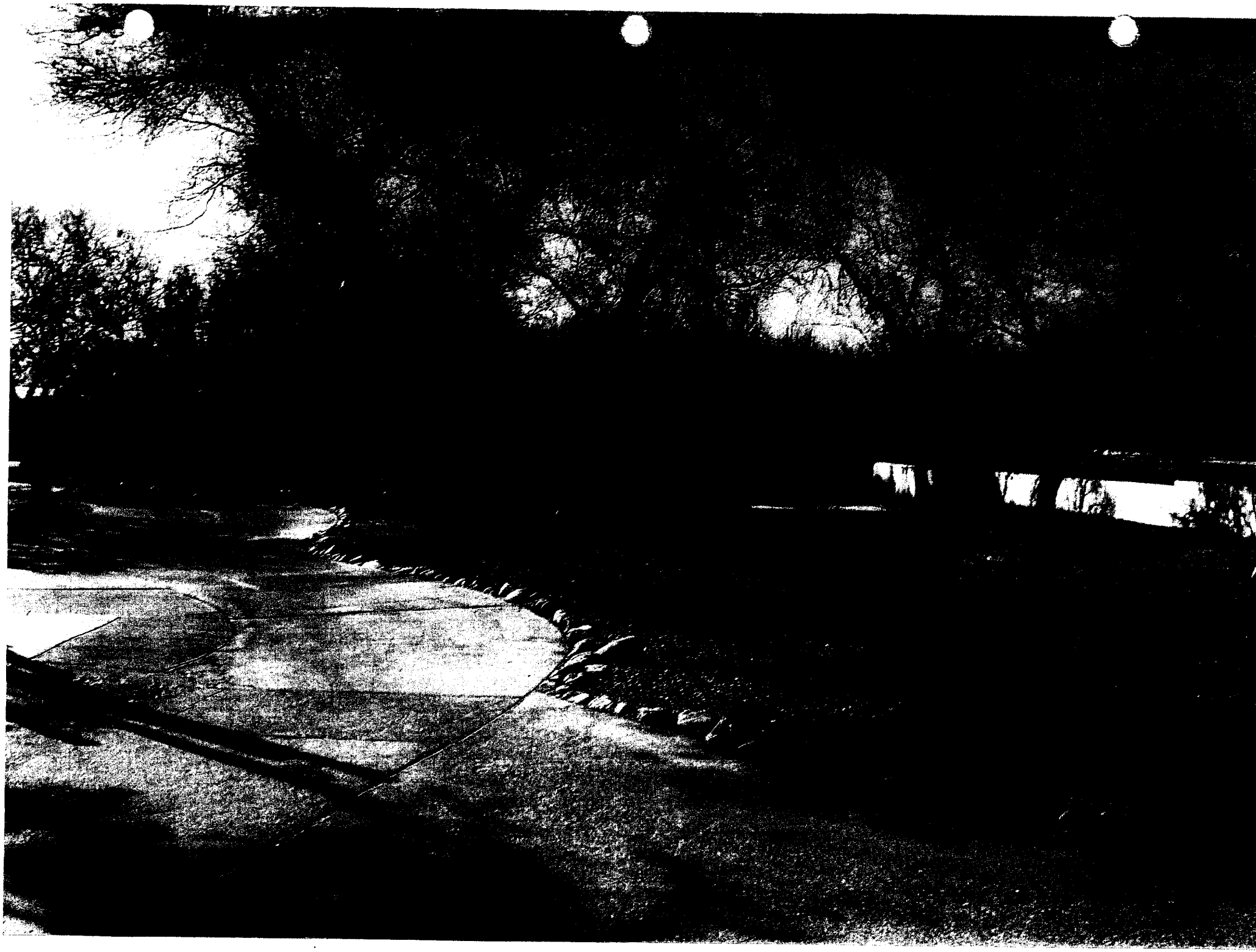


Exhibit 3

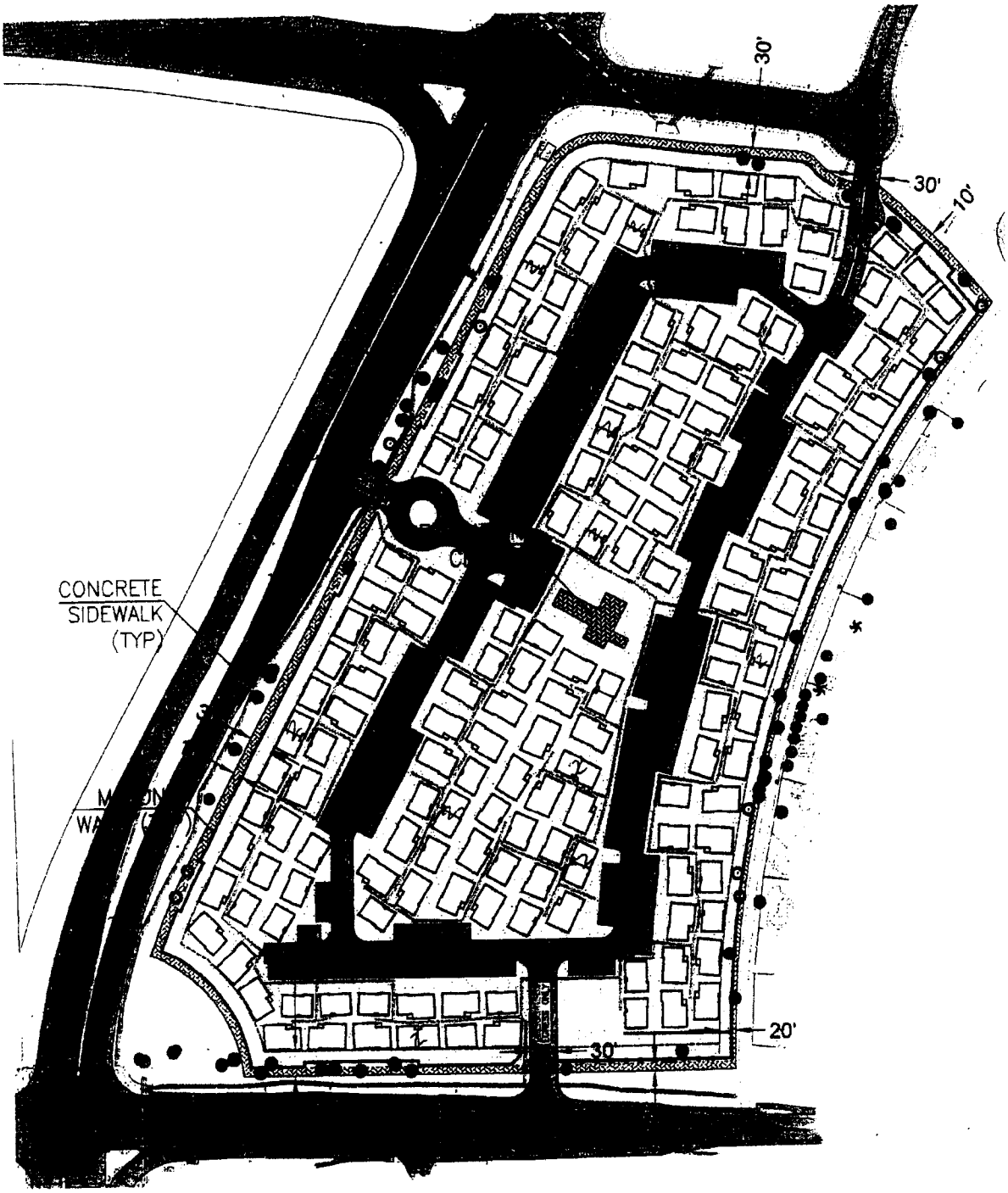
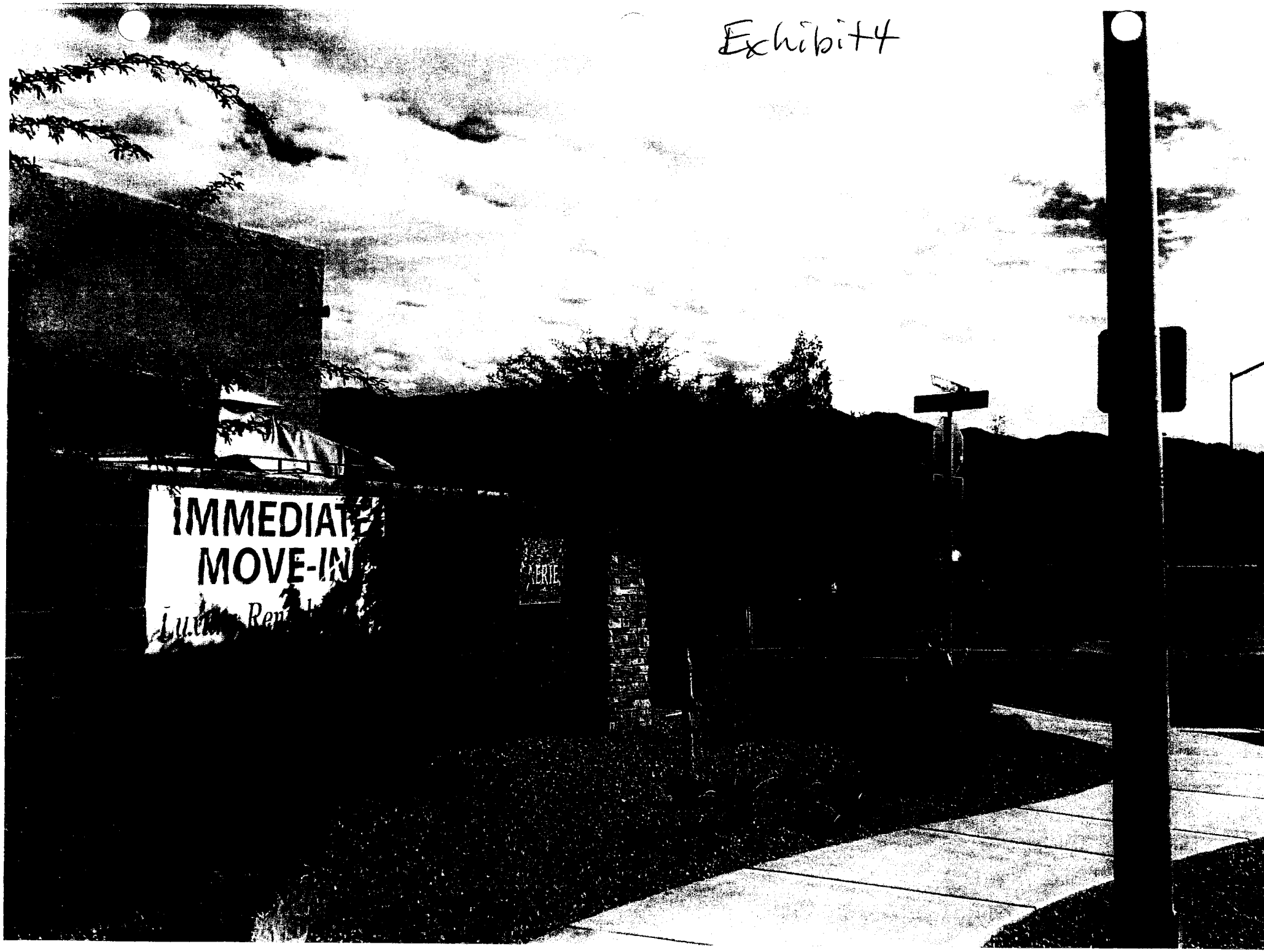


Exhibit 4



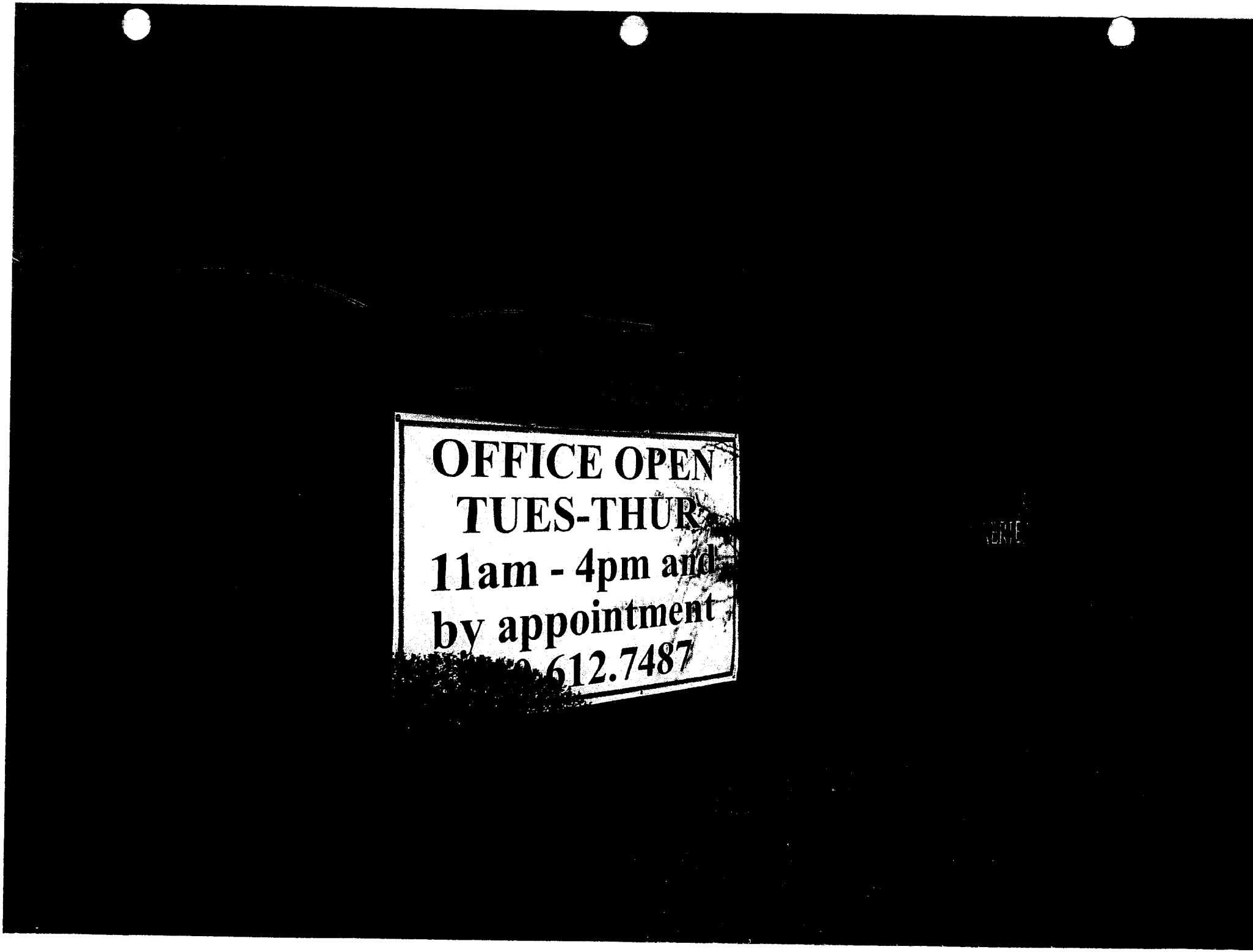
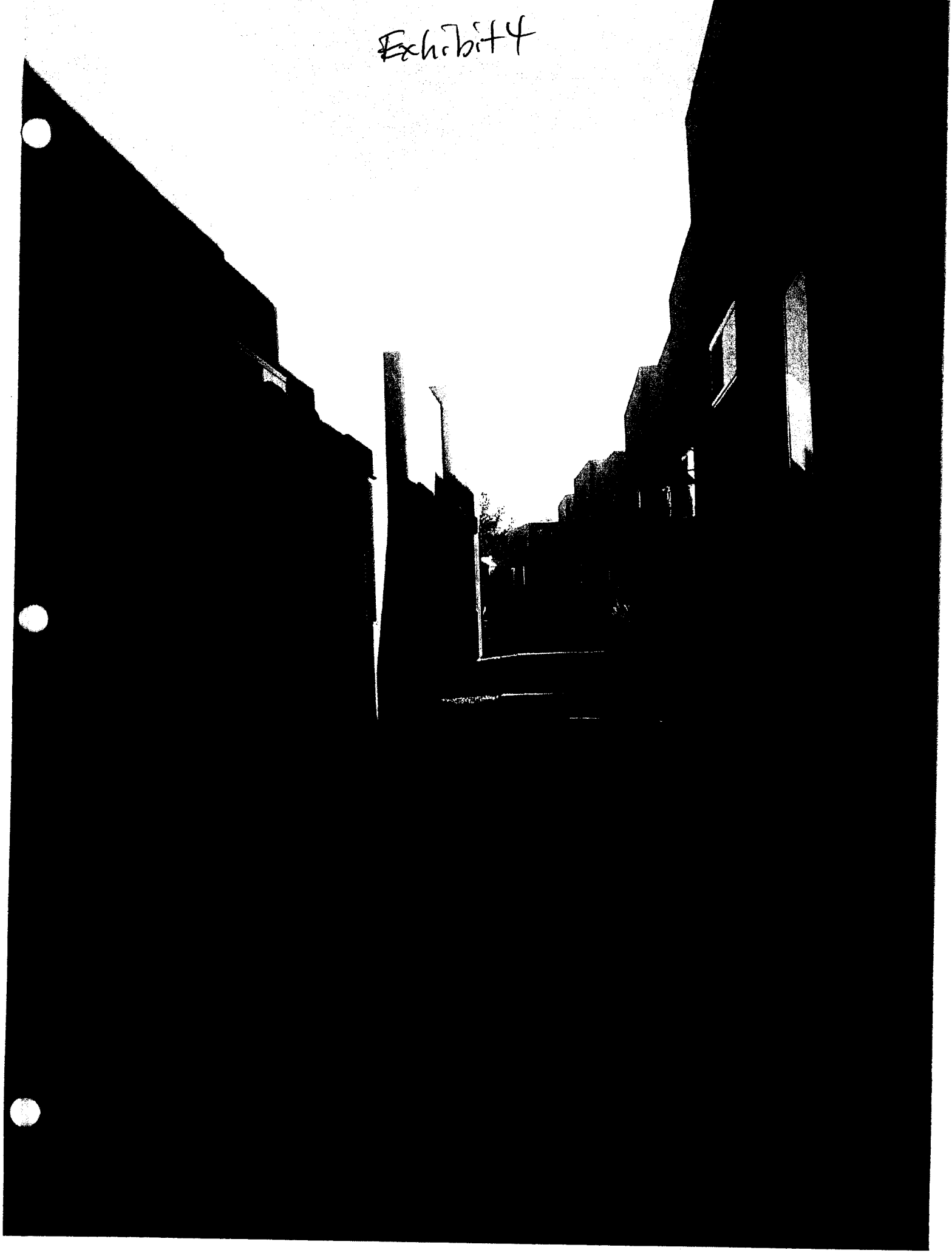
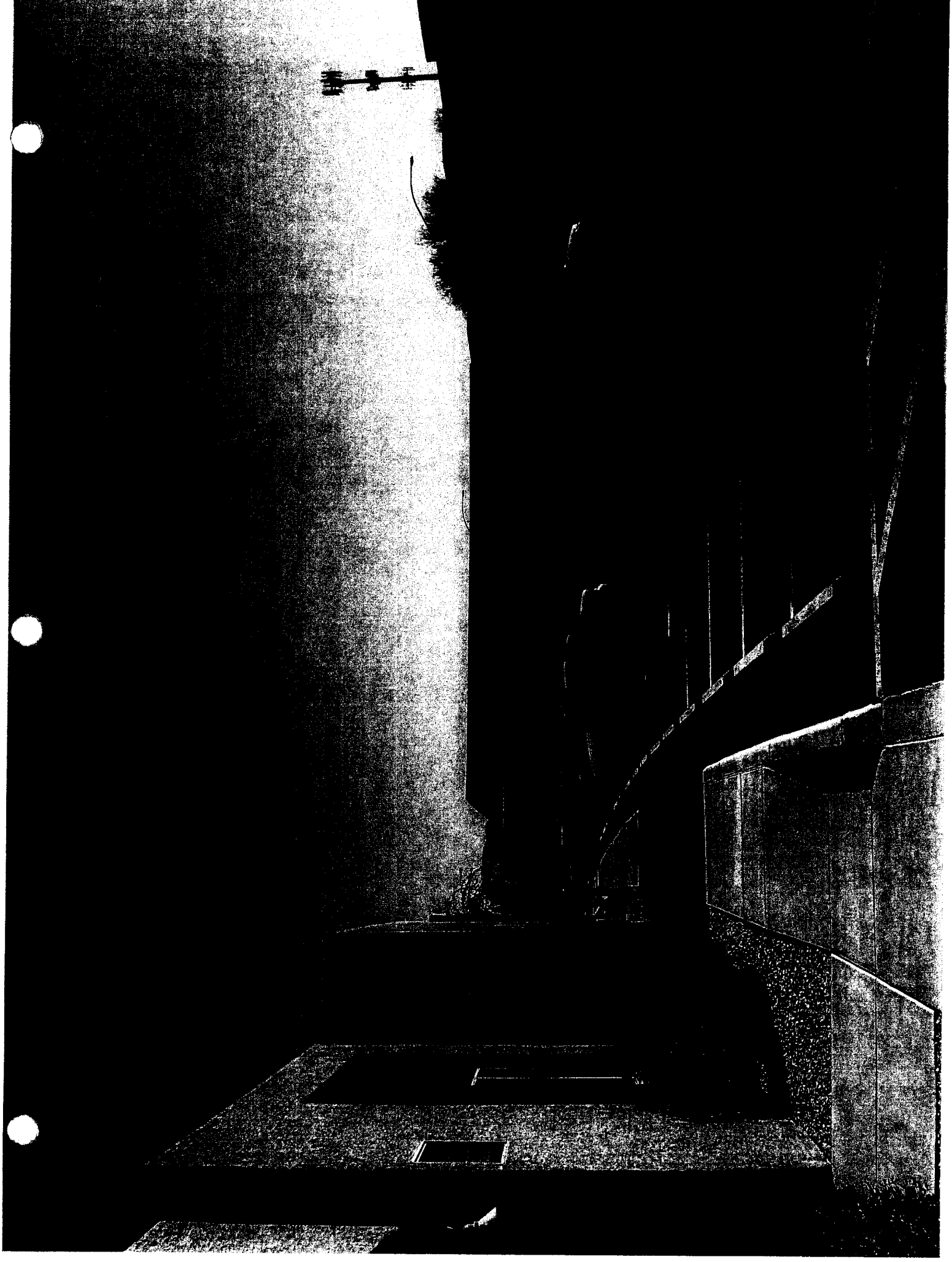

OFFICE OPEN
TUES-THUR
11am - 4pm and
by appointment
612.7487

Exhibit 4





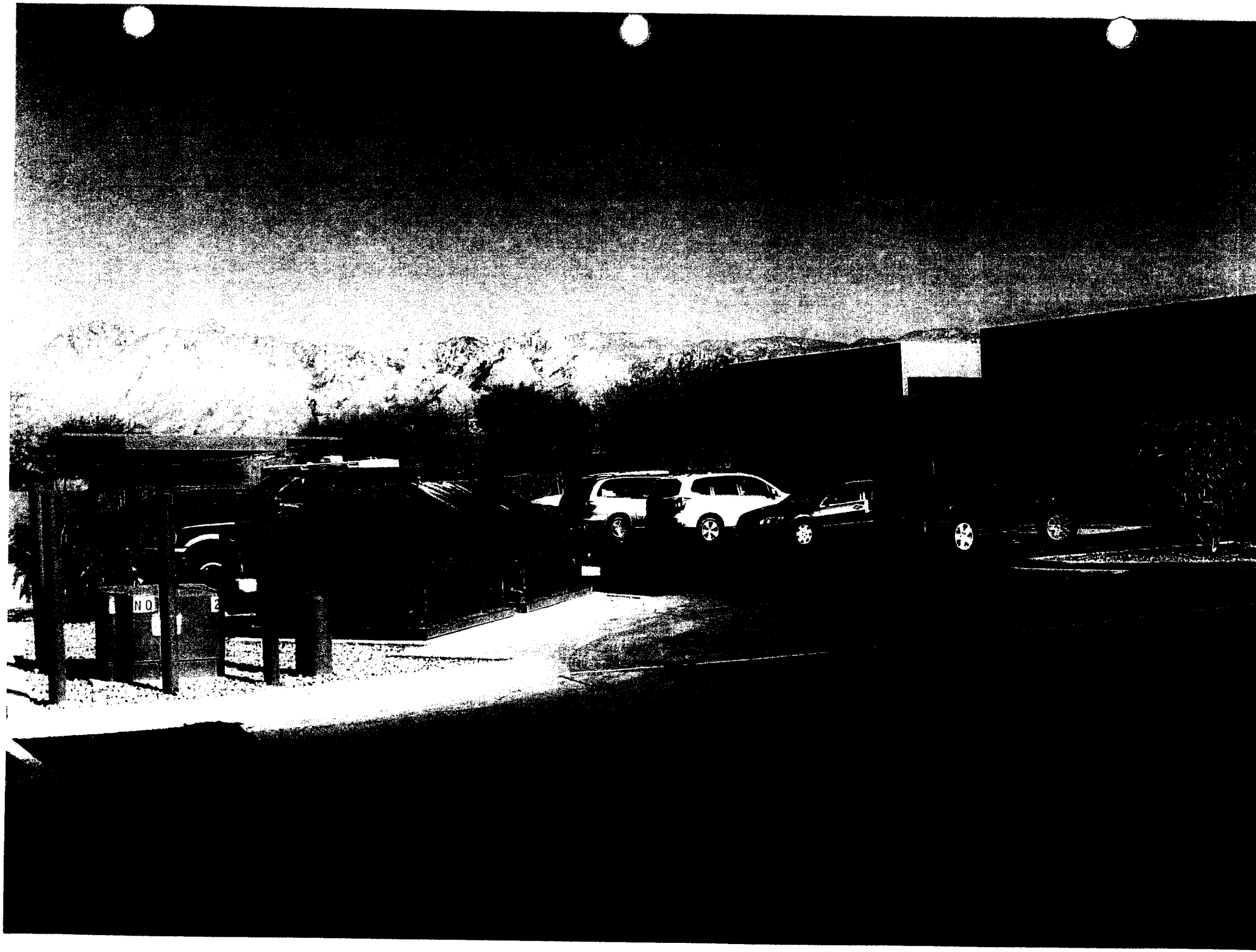

NO

Exhibit 5

Steller: We want infill — until it's in our neighborhood

9 HOURS AGO • ARIZONA DAILY STAR

We want density and infill development in the Tucson area — all the plans, visions and town halls say so.

Denser development is supposed to give us more walkable neighborhoods, better access to businesses, less driving due to more public transit and, most of all, decreased suburban sprawl.

But when it comes down to actual projects, ones that would be tall or packed-in, we tend to fight them. Homeowner associations and neighborhood groups are especially guilty of this.

"They may talk at a more abstract level about how we need more urban infill, but when it gets down to it, they may not want the kind of urban infill developers are proposing," Tucson architect **Bob Lanning** told me.

The examples have been numerous over recent years: Sam Hughes Place at North Campbell Avenue and East Sixth Street, the two new apartment towers going up in the Main Gate area. In each case, neighborhood groups made strong objections, winning concessions in some cases.

Now the battle zone is in the Tanque Verde-Sabino Canyon area. About 80 people turned out Wednesday for an afternoon meeting about Aerie Development's proposal to build up to 249 rental "casitas" on 21 acres of empty land along both sides of Sabino Canyon Road, between Cloud and River roads.

The crowd overflowed the meeting room of the Dusenberry-River Library and consisted mostly of people from neighboring areas passionately opposed to the proposal, which requires a change to the county's comprehensive plan as well as a rezoning before it can move forward.

Kristin Anderson was standing near me outside the door and was angry about the prospect of this being built near the house she bought just last June.

"I bought with the idea that this was nice and rural. They're going to put in all these rentals, and my house will overlook all of them," she said.

Among the many concerns neighbors brought up, perhaps the top one was traffic, but there was a simmering feeling in the crowd that the project doesn't do the public any good while it causes them harm.

"Our elected officials are acting in the interests of a small group of wealthy people," resident

Edward Young said, referring to the developers. People who have lived in the neighborhood all their lives shouldn't bear the burden of proving that the project would harm them, he added.

Two of the partners in the project, **Bob Gugino** and **Roger Karber**, presented their plans at the meeting and absorbed the audience's repeated critiques.

Afterward, Gugino said of the project: "This is what growing smarter is all about. Use our existing infrastructure to build density."

Karber noted the company has already built four similar projects in the Tucson area: "We're renting them as fast as we can build them."

So we've got a project that fits a broader definition of dense, infill development that apparently has a market and that the neighbors vociferously oppose. How do we resolve these conflicts?

First, neighbors need to recognize the property isn't theirs.

"People see open land and they forget that it's not owned by the county or the governmental entity. It's not a park; it's private property," County Administrator **Chuck Huckelberry** said.

County Supervisor **Ally Miller**, who represents the area, said, "We need to respect the property rights of the people who live there, but we also need to respect the property rights of the people who own that property."

Recognizing that, they need to answer this question, said the Sonoran Institute's **Dave Richins**: "If not this, then what?"

Neighbor **Carmen Wiswell** is unhappy with the project but was getting toward that question when we talked Wednesday afternoon.

"I don't have a problem with development," she said. "I have a problem with development that isn't thoughtfully done."

So here's the rub: If neighbors are going to be talked into accepting dense infill development, they need to see the benefits of density.

More convenient retail is one. But this project is probably too small to include it.

Mitigation of the added traffic would be relatively simple, Huckelberry said. And compromises could be struck on the number of units per acre, Miller said.

Franklin Sax, one of the few neighbors speaking up in support of the project, said people need to recognize that the density of the project brings only an additional 100 or so homes than what a more typical three-units-per-acre would bring.

"Why are we picking on a tiny development which seeks to add 105 units, when we could

mitigate effects of all this density by extending bus service from Cloud to Sunrise?" he said in an email.

These are the avenues neighbors need to explore when they're getting upset about a nearby infill project: What changes can they negotiate to make the project work better for them?

Exhibit #6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV12-026423B-FD

1/28/2014

Party	AERIE ON TANQUE VERDE
Party Type	Plaintiff
ET AL	2
Attorney Number	
Attorney Name	
Nature	
Claim/CC	$1,315.00
Filed	18 Oct 2012
Answer	
Entry Default	
Court Action	26 Oct 2012
Action Type	HEARING
Signed	
Judgment Type	COURT
Mailed	
Term Date	26 Oct 2012
Set Aside	

Judge	SCOTT
Writ Rest	
Judgment For	P
Cost	
Cost/Cons	
Application Default	
Attorney	
Award	
Award Cost	
Award Attorney	
Interest	0.000%
Accrual	
Bond Type	
Bond Disposition	
Bond Amount	
Bond Paid	

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	COURT
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	,

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Exhibit 6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV12-026425B-FD

1/28/2014

Party	AERIE ON TANQUE VERDE
Party Type	Plaintiff
ET AL	2
Attorney Number	
Attorney Name	
Nature	
Claim/CC	$1,315.00
Filed	18 Oct 2012
Answer	
Entry Default	
Court Action	26 Oct 2012
Action Type	HEARING
Signed	
Judgment Type	COURT
Mailed	
Term Date	26 Oct 2012
Set Aside	

Judge	SCOTT
Writ Rest	
Judgment For	P
Cost	
Cost/Cons	
Application Default	
Attorney	
Award	
Award Cost	
Award Attorney	
Interest	0.000%
Accrual	
Bond Type	
Bond Disposition	
Bond Amount	
Bond Paid	

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	COURT
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	,

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Exhibit 6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV12-033000B-FD

1/28/2014

Party	AERIE ON TANQUE VERDE
Party Type	Plaintiff
ET AL	2
Attorney Number	
Attorney Name	
Nature	
Claim/CC	$1,364.14
Filed	27 Dec 2012
Answer	
Entry Default	
Court Action	09 Jan 2013
Action Type	HEARING
Signed	
Judgment Type	COURT
Mailed	
Term Date	09 Jan 2013
Set Aside	

Judge	WARD
Writ Rest	
Judgment For	P
Cost	
Cost/Cons	
Application Default	
Attorney	
Award	
Award Cost	
Award Attorney	
Interest	0.000%
Accrual	
Bond Type	
Bond Disposition	
Bond Amount	
Bond Paid	

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	COURT
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	,

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Exhibit 6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV13-002044B-FD

1/28/2014

Party	AERIE ON TANQUE VERDE
Party Type	Plaintiff
ET AL	2
Attorney Number	
Attorney Name	
Nature	
Claim/CC	$2,059.00
Filed	25 Jan 2013
Answer	
Entry Default	
Court Action	31 Jan 2013
Action Type	HEARING
Signed	
Judgment Type	COURT
Mailed	
Term Date	31 Jan 2013
Set Aside	

Judge	SCOTT
Writ Rest	
Judgment For	P
Cost	
Cost/Cons	
Application Default	
Attorney	
Award	
Award Cost	
Award Attorney	
Interest	0.000%
Accrual	
Bond Type	
Bond Disposition	
Bond Amount	
Bond Paid	

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	COURT
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	,

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Exhibit 6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV13-028747B-FD

1/28/2014

Party	AERIE ON TANQUE VERDE
Party Type	Plaintiff
ET AL	2
Attorney Number	
Attorney Name	
Nature	
Claim/CC	$1,362.53
Filed	22 Nov 2013
Answer	
Entry Default	
Court Action	02 Dec 2013
Action Type	HEARING
Signed	
Judgment Type	COURT
Mailed	
Term Date	02 Dec 2013
Set Aside	

Judge	WARD
Writ Rest	
Judgment For	P
Cost	
Cost/Cons	
Application Default	
Attorney	
Award	
Award Cost	
Award Attorney	
Interest	0.000%
Accrual	
Bond Type	
Bond Disposition	
Bond Amount	
Bond Paid	

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	COURT
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Exhibit 6

Pima County Consolidated Justice Courts

Tucson JP Civil Docket

CV13-031207C-FD

1/28/2014

Party	AERIE ON TANQUE VERDE	**Judge**	SCOTT
Party Type	Plaintiff	**Writ Rest**	
ET AL	3	**Judgment For**	
Attorney Number		**Cost**	
Attorney Name		**Cost/Cons**	
Nature		**Application Default**	
Claim/CC	$1,582.00	**Attorney**	
Filed	20 Dec 2013	**Award**	
Answer		**Award Cost**	
Entry Default		**Award Attorney**	
Court Action	30 Dec 2013	**Interest**	0.000%
Action Type	HEARING	**Accrual**	
Signed		**Bond Type**	
Judgment Type	COURT	**Bond Disposition**	
Mailed		**Bond Amount**	
Term Date	30 Dec 2013	**Bond Paid**	
Set Aside			

General

Summons Issued	
Summons Served	
Summons Returned	
Service Type	
Term Type	DISM W/OP
SA Judgment	
Motion Set	
Continues	
Hearing Type	
Calendared	
Tickler	
Comment	
Property Address	,

Accounting

Total	**$0**
Total Paid	**$0**
Balance	**$0**
Payment Due :	
Community Service Hours Due :	

Proceedings

Case	Plaintiff	Defendant	Item	Date	REF	Proceeding Entry
CV13031207A	MORRISON, EKRE	CAMACHO, ADRIANA	1	07 Jan 2014	FD	"RC# 09363" GBus

Exhibit 7

INCI-ID	Address by Hundred Block	DATE-REPT	HOUR-REPT	NEIGHBORHD	AGENCY	OFFENSE	STATUTDESC	CAPRIORITY	NATURE CODE	CSDISPOSIT
1204210033	2400 N Desert Links Dr	4/21/2012	0041	T402	TPD	5602	Suspicious Activity/Person			
1205110193	2400 N Desert Links Dr	5/11/2012	0716	T402	TPD	3313	Non-Traffic Accident/Prprty Dmg-Leaving Scene			
1205110196	2400 N Desert Links Dr	5/11/2012	0725	T402	TPD	6101	Miscellaneous/Officer			
1205268512	2400 N Desert Links Dr	5/26/2012	1400	T402	TPD	3212	Traffic Accident/Prp Dmg/Hit-And-Run/Motor Vehc			
1207050025	2400 N Desert Links Dr	7/5/2012	0029	T402	TPD	2615	Other Offences/Other Misdemeanors DV			
1209140210	2400 N Desert Links Dr	9/14/2012	1356	T402	TPD	5705	Disturbance/Other	4	5705	IN
1211020147	2400 N Desert Links Dr	11/2/2012	1237	T402	TPD	0501	"Burglary/Forcible Entry"	4	0501	IN
1305180624	2400 N Desert Links Dr	5/18/2013	2248	T402	TPD	0413	Assault,Aggravated/Other-Domestic Violence	2	10-31	C
1305090300	2400 N Desert Links Dr	5/19/2013	1347	T402	TPD	2605	Other Offenses/Other Misdemeanors	2	CTORD	C
1305270511	2400 N Desert Links Dr	5/27/2013	1838	T402	TPD	0604	Larceny/From Motor Vehicles (Except 0605)	4	10-310	ASSNCASE
1306040445	2400 N Desert Links Dr	6/4/2013	1458	T402	TPD	0607	Larceny/From Residence	4	10-35	A
1306230128	2400 N Desert Links Dr	6/23/2013	0437	T402	TPD	0502	Burglary/Unlawful Entry-No Force	3	CKWELF	A
1306250265	2400 N Desert Links Dr	6/25/2013	1225	T402	TPD	4102	Mental Cases/Other	2	Threat	A
1307090302	2400 N Desert Links Dr	7/9/2013	0922	T402	TPD	5303	Public Assist/Check Welfare	4	MISPER	A
1307140090	2400 N Desert Links Dr	7/14/2013	0237	T402	TPD	0911	Assault/Minor Injury-Domestic Violence	2	10-31	A

Andras Gaspar & Borbala
7212 E Sabino Vista Dr,
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

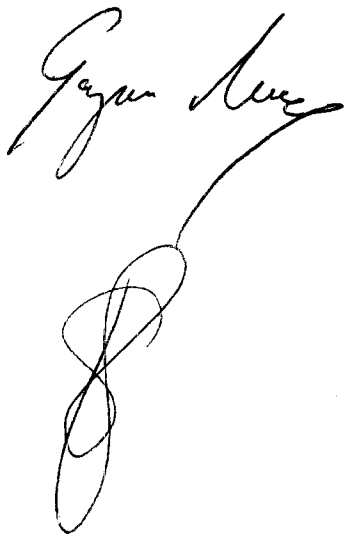
Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15-acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development, which has prompted this rezoning request, is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,



RECEIVED
JAN 29 2014
BY .....

Kevin + Elyse Marshall
7226 E. Sabino Vista Dr

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

RECEIVED
JAN 29 2014

January 20, 2014

Supervisor Ally Miller, District 1
Pima County Board of Supervisors
130 W Congress 11th Floor
Tucson, AZ 85701

RE: David A. and Christina Z. Slater
7271 E Sabino Vista Drive
Tucson, AZ 85750

PROTEST against the rezoning of East Side of Sabino Canyon Road/Knollwood Drive/Cloud Road parcel

Dear Ms. Miller,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Road/Knollwood Drive/Cloud Road. This property is currently zoned as Suburban Ranch (low intensity urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development, which has prompted this rezoning request, is not compatible density wise, with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We wish to retain the wonderful family atmosphere of our community. This density does not promote such an atmosphere.

We respectfully request you to deny this rezoning application.

Sincerely,

Christina Z Slater
David A Slater

David A. and Christina Z. Slater
7271 E Sabino Vista Drive
Tucson, AZ 85750

RECEIVED
JAN 29 2014

Miles West
7201 E. Sabino Vista Dr.
Tucson AZ 85750-2218
Property # 114 32 1680 8

JAN 29 2014

RE: PROTEST against rezoning of East Side of Sabino Cyn Rd/Knollwood Dr/Cloud Rd. parcel

Dear Chris Poirier,

I am writing to inform you that I intensely object to the rezoning of the 15 acre parcel at Sabino Canyon/Knollwood Dr./Cloud Rd which is directly behind my property. The acres in question are currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not object or oppose development of the acreage in character with the surrounding communities, the planned development which has prompted the rezoning request is not compatable with our area. The planned density (Medium High Intensity Urban with 12 units units per acre) is the high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning & now wants to an estimated 187 rental units on the acreage which could bring a potential of some 750 new residence & coupled with the development on the west side of Sabino Cyn. would add something like 1500 people to the immediate area

I respectfully request you to deny this rezoning applicat

Thank you

Miles West (current home owner

JUAN FRANCISCO MARTINEZ AND
BONNIE E. MARTINEZ
7202 E. SABINO VISTA DR.

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

JAN-15-2014

RECEIVED
JAN 29 2014

Robert C. Groendyke and Deborah L. Kuechel
7237 E Camino de Cima
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

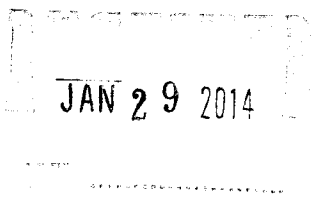
Sincerely,

Robert C Groendyke

Robert C. Groendyke

Deborah L Kuechel

Deborah L. Kuechel



Patrick M & Sherry I McMahon
7241 E. Camino de Cima
Tucson, AZ 85750

Jan 15, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high. We disagree with the developer's previous claims that the proposed rezoning is consistent with the surrounding area.

Additionally, combined with other developments already underway along N. Sabino Canyon Road, increasing this area's density will only further exacerbate traffic issues and soon exceed traffic capacity for N. Sabino Canyon Road.

We fail to see the community's need for this particular property to be developed at a higher zoning density. The developer bought the property at (Low Intensity Urban) Suburban Ranch zoning. We all recognize the profit motive involved here, but it appears that the surrounding community will be impacted negatively by this proposed increase in density.

We respectfully request you deny this rezoning application.

Sincerely,

Patrick M. McMahon

Patrick M. McMahon & Sherry I. McMahon

Sherry I. McMahon 15 Jan. 2014

JAN 29 2014

Dale & Deborah Cross
3655 N River Ridge Pl
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

At a minimum, this represents a density increase of 172% over existing neighborhoods and at its greatest differential it represents an increase of more than 700%. Such a dramatic change in density is inconsistent with the nature and intent of the Suburban Ranch zoning found within the surrounding community. It is also unclear as to the potential impact of the increased traffic load on the Sabino Canyon Road, Knollwood Dr., and Cloud Roads intersections. It begs the question, "Has a traffic assessment been developed", to address the potential increase in the number of accidents in an area already prone to a high number of accidents. Why intentionally make a difficult situation worse?

It is understood that a developer would desire to derive the greatest value for his investment. However, to propose a development so out of character with the existing communities seems counter to any good land use plan. We hold little confidence that unless the developer is constrained to abide by current zoning allowances, there would be little reason for holding to 12 RAC as proposed. We are open for discussion of a lower density development consisting of single family homes with attached garages or possibly even patio homes with garages.

Many questions remain unanswered as to the impact such a high density development will have.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Dale Cross

Dale Cross

Deborah Cross

Deborah Cross

JAN 29 2014

Rhode Turner Family Trust
7180 E. River Canyon Road
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Drive/Cloud Rd. parcel.

Dear Chris Poirier:

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/CloudRd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development that has prompted the rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you for your attention to this matter.

Sincerely,

William A Rhode Jr (TRUSTEE)

Deb Turner (trustee)

Date: January 5, 2014

JAN 29 2014

Fields Claudia Kitt and Gerald M. Fields CP/RS
7170 E. River Canyon Road
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Drive/Cloud Rd. parcel.

Dear Chris Poirier:

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/CloudRd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development that has prompted the rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this reqoning application.

Thank you for your attention to this matter.

Sincerely,

Claudia Kitt Fields
Gerald M. Fields CP/RS

Date:
12-29-2013

JAN 29 2014

Hugh & Judith Ann Mobasseri
7101 E Sabino Vista Circle
Tucson, AZ 85750

December 21, 2013

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Hugh Mobasseri

Judith Ann Mobasseri

JAN 29 2014

Judith Ann Mobasseri

Telephone: 733-1606

Audrey Y. Brooks

7103 E Sabino Vista Circle
Tucson, AZ 85750

December 27 2013

RE: PROTEST AGAINST THE REZONING OF EAST SIDE OF SABINO CANYON ROAD/ KNOLLWOOD ROAD/ CLOUD ROAD PARCEL

Dear Chris Portier:

I am writing to inform you that I object to the rezoning of the 15-acre parcel of land at Sabino Canyon Road/ Knollwood Drive/ Cloud Road. This property is currently zoned as Suburban Ranch (Low Intensity Urban.)

Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument to support his requested medium high intensity zoning.

I respectfully request that you deny this rezoning application. Thank you.

Yours very truly,

Audrey Y. Brooks

Audrey Y. Brooks
520-731-3645

JAN 29 2014

1/2 only

Marilyn A Greer
7105 E Sabino Vista Circle
Tucson, AZ 85750

December 28, 2013

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Marilyn A. Greer, Trustee

Marilyn A Greer, Trustee
Greer Marilyn A Trust A ½ & Greer
520-325-3548

JAN 29 2014

Maryann Albano
7107 E Sabino Vista Circle
Tucson, AZ 85750

December 27, 2013

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Maryann Albano
520-325-3548

RECEIVED
JAN 29 2014

LRP TR
Lawrence R Paulson
7113 E Sabino Vista Circle
Tucson, AZ 85750

December 21, 2013

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Lawrence R. Paulson, Trustee

LRP TR
Lawrence R Paulson, Trustee

JAN 29 2014

Janis G Scott
7115 E Sabino Vista Cl
Tucson, AZ 85750

January 4, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Janis G Scott TR
520-546-4944

JAN 29 2014

114-34-1790

Dec. 29, 2013

John B & Nancy L Ricketts
7117 E Sabino Vista Circle
Tucson, AZ 85750

Judith Mobasseri
Sabino Townhouse Association
7101 E Sabino Vista Circle
Tucson AZ 85750

JAN 29 2014

Dear Judith

We believe the following concerns need to be quantitatively investigated.

1. The impact on the aquifer water level needs to be evaluated.
   The developer should be responsible for submitting this information along with the rezoning request.
2. The impact on the sewer capacity needs to be evaluated.
   The developer should be responsible for submitting this information along with the rezoning request.

3. Unfavorable results on items 1. and 2., if not prohibitive, will likely result in increased water and sewer costs to all surrounding home owners.
   The developer should be responsible for estimating this impact and submitting it along with the rezoning request.

4. A study of the increase in traffic congestion and auto emissions is the responsibility of the developer and should be submitted along with the rezoning request.

These analyses should be paid for by the developer and submitted before any decision by the zoning committee.

5. Erecting structures not consistent with the surrounding area will likely lower surrounding property values.
   The financial loss to each surrounding home owner would be the accrued liability of the zoning committee.

If the zoning committee fails to require and consider the above data (items 1-4) or chooses to ignore said data (items 1-4), in favor of personal gain, they are liable.

You are welcome to submit this letter along with our formal rejection to the rezoning.

Regards,

John B. Ricketts

John B. Ricketts

Nancy L. Ricketts

Nancy L. Ricketts
520-906-0141

John B & Nancy L Ricketts
7117 E Sabino Vista Circle
Tucson, AZ 85750

January 4, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

John B Ricketts

John B Ricketts

Nancy L Ricketts

Nancy L. Ricketts

520-906-0141

JAN 29 2014

Sabino Vista Townhouses
HOA Board of Directors
Sabino Townhouse Association
c/o Copper Rose Community Mgmt
6601 E 22nd St
Tucson, AZ 85710

December 21, 2013

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

On behalf of the membership of the Sabino Vista Townhouses, we are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

Our membership feels the planned density will negatively impact our community in multiple areas. In addition to greatly increasing traffic on roads (Sabino Canyon Rd and Cloud Rd) which are already at or near capacity, the planned development itself does not fit well with the surrounding neighborhoods.

Our communities are known for interspersed areas of natural desert, open spaces and wildlife. This highly dense, walled in development will not blend in with the nature of the surrounding neighborhoods.

We respectfully request you to deny this rezoning application.

Thank you.

Cheryl Kline President

Cheryl Kline
Sabino Vista Townhouses
President of Sabino Townhouse Association

Judith Mobasseri 520-733-1606

Judith Mobasseri
Sabino Vista Townhouses
Director of Sabino Townhouse Association

JAN 29 2014

Samual P. O'Shaughnessey
Sabino Vista Townhouses
Director of Sabino Townhourse Association

Constanza Barfield
7119 E. Sabino Vista Cr.
Tucson, AZ 85750

300 FOOT PROTEST LETTER

Against the Avilla Rezoning of East Side of Sabino Canyon Rd / Knollwood Dr / Cloud Rd Parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd.

This property is currently zoned as Suburban Ranch (Low Intensity Urban).

Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

The planned density (Medium High Intensity Urban with 12 (units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Constanza Barfield

JAN 29 2014

Connie Tilghman
7121 E Sabino Vista Circle
Tucson, AZ 85750

January 4, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Connie Tilghman

Connie Tilghman

JAN 29 2014

Michael and Anne Marie Coubrough
7123 E Sabino Vista Circle
Tucson, AZ 85750

January 2, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.
The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.
I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Anne Marie Coubrough + Mike Coubrough

Telephone Number: 480-678-3593

JAN 29 2014

Janette R Graunke
7125 E Sabino Vista Cl
Tucson, AZ 85750

January 6, 2014

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

The developer bought the land at Low Intensity Urban "Suburban Ranch" zoning and has not made a compelling argument for the need for his requested medium high intensity zoning.

I respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Janette R Graunke

Janette R Graunke

JAN 29 2014

Barton E. Stephens Jr. and Elfriede I. Stehens
7127 E. Sabino Vista Cir.
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Barton E. Stephens Jr Elfriede Stephens

Barton E. Stephens Jr and Elfriede I. Stephens
7127 E. Sabino Vista Cir.
Tucson, Arizona 85750

RECEIVED
JAN 29 2014
BY: .....

114-60-0210

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Donna Allen Mikaelian

Printed Name: Donna ALLEN MIKAELIAN

Address: 2545 N. Camino Valle Verde Zip 85715

H.O.A. Name Colonia Verde Home Owners Assoc.

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Donna Allen Mikaelian

Printed Name: DONNA ALLEN MIKAELIAN

Address: 2545 N. CAMINO Valle VERDE Zip 85715

H.O.A. Name COLONIA VERDE HOME OWNERS ASSOC.

PROTEST

2-12

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature_____

Printed Name:_____

Address: _____Zip 857___

H.O.A. Name_____

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: Paul C Schramm

Address: 6560 E. Calle De Amigos Zip 85750

H.O.A. Name River Estates

114472130

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: MATTHEW SCHNORR

Address: 7192 E. ARDMORE DR.
TUCSON, AZ 85715

Subdivision or HOA name:
RIVER RANCH

FEB 04 2014

1141475090

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: LOIS JAMESON

Address: 7224 E. PLACITA RANCHO LA CHOLLA
TUCSON, AZ 85715

Subdivision or HOA name:
VICTOR RANCH

RECEIVED
FEB 04 2014

1147530

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd is designated as a scenic route which leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces and NO garages hence no storage space. The units have no private front yard or patio area, side yard and only an 8 foot deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing.

"Avilla East" will increase traffic on Sabino Canyon, Tanque Verde and River Roads. Pima Association of Governments (2012) stated that there were 47,201 Vehicle Trips per Day on Sabino Canyon between River Road and Tanque Verde. Initially, "Avilla" stated that 37,000 VTDs was maximum for this road. There are 49 new homes under construction in the area and 53 ("Avilla West") that will be built. "Avilla East" is now proposing 179 additional homes. By Avillas own admission in previous filings, the maximum capacity for Average Daily Trips (ADTs) on Sabino Canyon Rd between River and Tanque Verde is 37,000. They have further admitted that the Pima Assoc. of Governments (PAG) in 2012 verified the ADTs at 47,201. They are also aware the total projected 281 new homes for this intersection will result in 562 more vehicles and 1686 ADTs bringing the total ADTs close to 50,000. They have further admitted that none of this traffic congestion would be a problem if they just developed their property in harmony with the surrounding "scenic route" Sabino Canyon Rd neighborhoods.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Nancy A. Reimers

Address: 7368 E. Vactor Ranch Trail
Tucson, Az. 85715

Subdivision or HOA name:

Vactor Ranch

RECEIVED
FEB 10 2014

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Lamont J Schultz

Printed Name: LAMONT J SCHULTZ

Address: 6929 E Arrowhead PL Zip 85715

H.O.A. Name Indian Ridge

PROTEST

-8

114390090

FEB 11 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Lamont J Schultz

Printed Name: LAMONT J SCHULTZ

Address: 6929 E Arrowhead Pl Zip 85715

H.O.A. Name Indian Ridge

PROTEST CO 9-13-16

February 2,2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Stephen A Straley

Printed Name: STEPHEN A STRALEY

Address: 4367 N. VENTANA LOOP Zip 85750

H.O.A. Name CANYON WOOD ESTATES

PROTEST

2-8

1141 4950

FEB 11 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Stephen A. Straley

Printed Name: STEPHEN A STRALEY

Address: 4367 N. VENTANA LOOP Zip 85750

H.O.A. Name CANYON WOOD ESTATES

PROTEST CO 9-13-16

February 2,2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Ted W Biggs

Printed Name: TED A. BIGGS

Address: 8060 E. HARDY ST Zip 85750

H.O.A. Name SABINO VISTA

PROTEST

PROT

114331410

FEB 05 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature [signature]

Printed Name: TED A BIGGS

Address: 8060 E. HARDY ST Zip 85750

H.O.A. Name SABINO VISTA

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Jeffrey S. Josephson

Printed Name: JEFFREY S. JOSEPHSON

Address: 4600 N. AVENIDA DEL CAZADOR Zip 85718

H.O.A. Name NONE

PROTEST

SENT

FEB 05 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Jeffrey S. Josephson

Printed Name: JEFFREY S. JOSEPHSON

Address: 4600 N. AVENIDA DEL CAZADOR Zip 85718

H.O.A. Name NONE

PROTEST CO 9-13-16

February 2,2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Raymond Pierson

Printed Name: RAYMOND PIERSON

Address: 2822 N PLACITA RANCHO AGAVE Zip 85715

H.O.A. Name VALTOR RANCH

PROTEST

February 2,2014

FEB 05 2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: _____

Address: _____ Zip 85715

H.O.A. Name _____

PROTEST CO 9-13-16

January 23,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Linda Dedal

Address: 6926 E. Briarcrest Rd. Zip 85750

H.O.A. Name: Briarhead HOA

PROTEST

114371340

January 23,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Lynda Needel

Address: 6926 E. Briarcrest Rd. Zip 85750

H.O.A. Name: Briarhead HOA

JAN 29 2014

114-29-0900

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

John C. Smith
3945 N. Placita Henderada
Tucson, AZ 85750

RECEIVED
JAN 29 2014

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

~~John C. Smith~~ Jan L. Smith

3945 No. Placita Honduras

Tucson, AZ 85750

JAN 29 2014

BY: .....

January 20, 2014

1143207 80

Mr. Arlan Colton
Simi Valley Planning Director

JAN 27 2014

Dear Mr. Colton,

I am writing to you in opposition to the proposed development at Cloud and Sabrina Canyon Roads.

In September 2013, I celebrated 50 years in my home at 1311 Camino de Cima. During this time, there have been many changes in the area. I have never objected to any of the developments around us. The newer neighborhoods have always been compatible with the status quo.

The proposed development at the Northeast corner of Cloud and Sabrina Canyon Roads is not compatible with the present neighborhood. Thirteen homes to an acre are far too many. This could have a negative affect on our property values and will definitely affect our quality of life. There will be a huge impact to traffic on both our

Cloud and Sabino Canyon Roads. It will also increase congestion at Rucker Road and Sabino Canyon and Tanque Verde and Sabino Canyon. Rush hour congestion at Cloud and Sabino Canyon will be unbearable.

The water table and air quality in the area will be affected as well.

There must be some compromise plan our neighborhood and the developers can agree upon. It is not development I am against. It is this development plan I strongly oppose and do which I have great objections.

Please, please listen to the residents of our area and do not approve the proposed development at the Northeast corner of Sabino Canyon Road and Cloud Road.

Thank you for your consideration.

Sincerely,

Jay Ross

January 20, 2014

Mr. Chris Poirier
Assistant Planning Director,
Sonoma County

JAN 27 2014

Dear Mr. Poirier,

I am writing to you in opposition to the proposed development at Cloud and Sabina Canyon Road.

In September 2013, I celebrated 15 years in my home at 1311 Camino de Cima. During this time there have been many changes in the area. I have never objected to any of the developments around us. The newer neighborhoods have always been compatible with the status quo.

The proposed development at the Northeast corner of Cloud and Sabina Canyon Roads is not compatible with the present neighborhood. Thirteen homes on an acre are far too many. This could have a negative effect on our property values and will definitely affect our quality of life. There will be a huge impact to traffic on both Cloud and Sabina Canyon Roads. It will also increase

over

January 20, 2014

Mr. Chris Poirier
Assistant Planning Director,
Yuma County

JAN 27 2014

Dear Mr. Poirier,

I am writing to you in opposition to the proposed development at Cloud and Sabino Canyon Road.

In September 2013, I celebrated 15 years in my home at 1311 Camino de Cima. During this time there have been many changes in the area. I have never objected to any of the developments around us. The newer neighborhoods have always been compatible with the status quo.

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over

congestion at Rixie and Sabino Canyon and Tanque Verde and Sabino Canyon. Rush hour congestion at Cloud and Sabino Canyon will be unbearable.

The water table and air quality would be affected as well.

There must be some compromise plan that our neighborhood and the developers can agree upon. It is not development that I am against. It is this development plan I strongly oppose and to which I have great objections.

Please, please listen to the residents of our area and do not approve the proposed development at the northeast corner of Sabino Canyon Road and Cloud Road.

Thank you for your consideration.

Sincerely,

Ty Reas

114-31-2320

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Sheldon S. King

Printed Name: SHELDON S. KING

Address: 7400 E. Pipe Springs Place Zip 85750

H.O.A. Name Sabino Creek

11934-2080

January 20,2014

FEB 05 2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yard and only an 8' deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Patricia Annenberg

Name:Patricia Annenberg

Address: 7141 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Patricia Annenberg

Name:Patricia Annenberg

Address: 7141 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

114341950

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Joseph Galbo

Address: 3290 N. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

Joseph S Galbo

JAN 29 2014

114-34-1958

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Joseph Galbo

Address: 3290 N. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

Joseph S Galbo

PROTEST

PROTEST CO 9-13-16

January 20,2014

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I respectfully request you to deny this rezoning application.

Thank you,

Name:Virgil Laux
Virgil Laux
Address: 7147 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Diane Thomas

Address: 7146 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Scott Cullen

Address: 7145 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the ~~sout~~Northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8' deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Janet D Wright Mike Wright

Name: Michael and Janet Wright

Address: 7143 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

16

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Robert Linesch

Address: 7139 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Leslie Zirkle

Name: Leslie Zirkle

Address: 7138 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Kevin & Lois Warner

Name: Kevin and Lois Warner

Address: 7137 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Morris and Bette Gardner

Address: 7136 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you, Michael Sheldon

Name: Michael and Diane Sheldon

Address: 7135 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

114-34-2210

PROTEST CO 9-13-16

February 2,2014

Ownership?

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature S Stangl

Printed Name:_Sam Stangl

Address: 7134 E Sabino VistaCr Zip 85750

H.O.A. Name_Sabino Vista Townhouse Assoc.

PROTEST

114-34-2210

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Sherrill Stangl

Name:Sherrill Stangl

Address: 7134 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

JAN 29 2014

11434-2210 ?

FEB 11 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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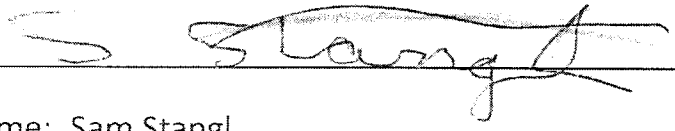
I respectfully request you to deny this rezoning application.

Thank you,

Signature 

Printed Name:_Sam Stangl_____

Address: 7134 E Sabino VistaCr Zip 85750

H.O.A. Name_Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

K. Sullivan

Name: Kathleen Sullivan

Address: 7130 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

114-34-2240

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Anna Maria Parker

Name: Anna Maria Parker

Address: 7128 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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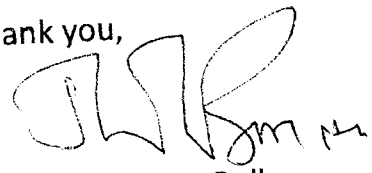
I respectfully request you to deny this rezoning application.

Thank you,



Name: James La Belle

Address: 7126 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 23,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

William Morrow

Name:Morrow, William and Mollye

Address: 7114 E Sabino Vista Cr. Zip 85750

H.O.A. Name:Sabino Vista Townhouse Assoc.

PROTEST

PROTEST CO 9-13-16

January 20,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Cynthia Sherman

Name: Cynthia Sherman

Address: 7108 E. Sabino Vista Cr. 85750

Sabino Vista Townhouse Assoc.

PROTEST

114-37-3230

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

Debra Nordstrom

7150 E. River Canyon Place

85750

RECEIVED
JAN 13 2014
BY:

Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.

Sincerely,

3668 N. River Canyon Rd
Tucson 85750

JAN 29 2014

114373590

Sandell Revocable Living TR
3689 N. River Canyon Road
Tucson, AZ 85750

Re: PROTEST against the rezoning of East Side of Sabino Canyon Rd/Knollwood Dr/Cloud Rd parcel

Dear Chris Poirier,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel at Sabino Canyon Rd/Knollwood Dr/Cloud Rd. This property is currently zoned as Suburban Ranch (Low Intensity Urban). Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. The planned density (Medium High Intensity Urban with 12 units per acre) is too high.

We respectfully request you to deny this rezoning application.

Thank you.
Sandell Norman R. & Bonnie L. Co-Trustees
of Sandell Revocable Living TR

Sincerely,
Bonnie L. Sandell TTEE

RECEIVED
JAN 29 2014

11447580 NW

FEB 05 2014

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: _____

Address: _____ Zip 857__

H.O.A. Name _____

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Lester A Poirier

Printed Name: Lester A Geisel

Address: 6939 Potawatami Zip 85715

H.O.A. Name Indian Ridge

PROTEST

2-8

January 26, 2014
Sabino Vista Townhouse Association
Southeast Corner os Sabino Canyon Road & Cloud Road

Protest Letter Submittal of Rezoning Proposal CO -9-13-16
by Avilla/ Aeries Development

Included in Submission Packet to Pima County Planning & Development are:

1. **12** properly executed Protest Letters from homeowners within the 300' radius of project. These will contribute to the required 20 % homeowners and and 20 % land area requirement

2. Officially sanctioned "Letter of Protest " from the Sabino Vista Townhouse Assoc. Homeowner's Board of Directors.
   This letter pledges our common area, on Cloud Rd. ,of approximately 40,000 Sq. Ft. , to the 300' protest requirements.
   This letter will contribute to the 20% land area requirement.

3.. **17** Hand delivered protest letters from neighbors with original signatures, & addresses.

4. **14** automated response protest e-mail letters from our neighbors with their names, Home addresses and e-mail addresses.

We will continue to reach the other 7 neighbors.

Thank You,

Sabino Vista Townhouse Assoc. neighbors

JAN 2 9 2014

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.
The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,
Name: Dayna Wagner(Zeligman)
Address: 7149 E. Sabino Vista Circle, Tucson, AZ 85750
Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 29 2014

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area. The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,
Name:Kathy Benson
Address:3240 N. Sabino Vista Circle
Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 2 9 2014

JAN 2 9 2014

Re: Say NO to 179 new homes at Sabino and Cloud

From : osty02@comcast.net Mon, Jan 20, 2014 01:29 PM

Subject : Re: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Charles T. & Laura S. Ostermeyer
7148 E. Sabino Vista Circle
Tucson, AZ 85750

From: pippersam@comcast.net
To: BarbaraB@copperroseinc.com, equivest@comcast.net, "Lot 002 - Brooks, Audrey" <ayb@execpc.com>, "Lot 004 - Albano, Mary Ann" <albanom@comcast.net>, "Lot 005 - Paulson, Lawrence" <lpaulson567@comcast.net>, "Lot 006 - Corenblum, Mandi (Scott)" <jomandi@aol.com>, "Lot 009 - Tilghman, Connie" <connieorth@comcast.net>, "Lot 010 - Coubrough, Michael & Anne" <amcoubrough@yahoo.com>, "Lot 011 - Graunke, Janette" <jgraunke@gmail.com>, "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "Lot 021 - Agnesi, Marco & Maria" <aguillta025@hotmail.com>, "Lot 024 - Long, Penny (Brueske)" <pennyl@longrealty.com>, "Lot 025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, "Lot 026 - Buddrus, Mary & Richard" <rbuddrus@earthlink.net>, "Lot 028 - Benson, Kathleen" <kmbenson@q.com>, "Lot 032 - Beatty, Timothy & Patricia" <pbeatty@centurylink.net>, "Lot 041 - Kline, Charles & Cheryl" <vagabondboots@yahoo.com>, "Lot 042 - Ostermeyer, Charles" <osty02@comcast.net>, "Lot 044 - James, Daniel J." <james_gang2@msn.com>, "Lot 045 - Pirtle, Judith C." <j.carol.pirt@gmail.com>, "Lot 049 - O'Shaughnessy, Sherrill & Sam" <pippersam@comcast.net>, "Lot 050 - Runciman, David" <doctorscotch@aol.com>, "Lot 051 - Sullivan, Kathleen\"kevintrisha" <kssullivan4@aol.com>, 160685750@yahoo.com
Sent: Monday, January 20, 2014 10:22:23 AM
Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

RE: Say NO to 179 new homes at Sabino and Cloud

From : Marco <aguilita025@hotmail.com> Tue, Jan 21, 2014 07:28 AM
Subject : RE: Say NO to 179 new homes at Sabino and Cloud
To : pippersam@comcast.net

Marco Agnesi
7110 e sabino vista cr

Date: Mon, 20 Jan 2014 17:22:23 +0000
From: pippersam@comcast.net
To: BarbaraB@copperroseinc.com; equivest@comcast.net; ayb@execpc.com; albanom@comcast.net; lpaulson567@comcast.net; jomandi@aol.com; connieorth@comcast.net; amcoubrough@yahoo.com; jgraunke@gmail.com; missy721@comcast.net; joanieh1114@aol.com; authierlea@aol.com; billandmollye@yahoo.com; aguilita025@hotmail.com; pennyl@longrealty.com; obyjim@msn.com; rbuddrus@earthlink.net; kmbenson@q.com; pbeatty@centurylink.net; vagabondboots@yahoo.com; osty02@comcast.net; james_gang2@msn.com; j.carol.pirt@gmail.com; pippersam@comcast.net; doctorscotch@aol.com; kssullivan4@aol.com; 160685750@yahoo.com
Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Name:

Address:

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 29 2014

RE: Say " NO " to 179 new homes at Sabino and Cloud Rd.

From : Shirley Ogonowski <shirleyogo@msn.com> Tue, Jan 21, 2014 10:22 AM

Subject : RE: Say " NO " to 179 new homes at Sabino and Cloud Rd.

To : pippersam@comcast.net

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Vicki Alper

Address: 7131 E. Sabino Vista Circle, Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Re: Say NO to 179 new homes at Sabino and Cloud

From : Mandi Jo Corenblum <jomandi@aol.com> Wed, Jan 22, 2014 05:01 PM

Subject : Re: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

"Tell The Mailbox 'Thank You'..." -H. Greenberg
-----Original Message-----
From: pippersam <pippersam@comcast.net>
To: Lot 006 - Corenblum, Mandi (Scott) <jomandi@aol.com>; Lot 015 - Giannasi, Margaret <missy721@comcast.net>; Lot 017 - Howard, Joan <joanieh1114@aol.com>; Lot 018 - Krausz-Authier, Leah <authierlea@aol.com>; Lot 019 - Morrow, William \"Bill\" & Mollye <billandmollye@yahoo.com>; Lot 024 - Long, Penny (Brueske) <pennyl@longrealty.com>; Lot 025 - Oby, James \"Jim\" & Carol <obyjim@msn.com>; Lot 026 - Buddrus, Mary & Richard <rbuddrus@earthlink.net>; Lot 028 - Benson, Kathleen <kmbenson@q.com>; , "Lot 050 - Runciman, David <doctorscotch@aol.com>
Sent: Wed, Jan 22, 2014 9:29 am
Subject: Fwd: Say NO to 179 new homes at Sabino and Cloud

Please Respond As Soon As Possible

From: pippersam@comcast.net

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Janis G. Scott, Trustee

Address: 7115 E. Sabino Vista Cr. Tucson, AZ 85750

From : Jim Oby <objim@msn.com>

Subject : RE: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

To : pippersam@comcast.net

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

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I respectfully request you to deny this rezoning application.

Thank you,

Name:

JAN 2 9 2014

Address: James Oby 3270 N Sabino VistaCircle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

From: pippersam@comcast.net
To: "To" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, danyawagner@yahoo.com
Sent: Friday, January 24, 2014 4:09:58 PM
Subject: Fwd: Say "No" to 179 Homes on our corner.T

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

1. HIT " REPLY "

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I respectfully request you to deny this rezoning application.

Thank you,

Name:Thomas and Margaret Giannasi

JAN 29 201

Address:7122 E. Sabino Vista Circle, Tucson, 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

From: "Joan Howard" <joanieh1114@aol.com>
To: pippersam@comcast.net
Sent: Saturday, January 25, 2014 8:02:16 AM
Subject: Re: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

No

Sent from my iPad

On Jan 24, 2014, at 4:09 PM, pippersam@comcast.net wrote:

Subject: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

1. HIT " REPLY "
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Joan Howard

Address: 7118 E. Sabino Vista Cr.

JAN 29 2014

From: "james_gang2" <james_gang2@msn.com>
To: pippersam@comcast.net
Sent: Monday, January 20, 2014 11:44:54 AM
Subject: RE: Say NO to 179 new homes at Sabino and Cloud

Sent from my Verizon Wireless Smartshoephone

-------- Original message --------
From: pippersam@comcast.net
Date:01/20/2014 10:22 AM (GMT-07:00)

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Dan James

Address: 7144 E Sabino Vista Circle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 2 9 2014

XFINITY Connect pippersam@comcast.ne

± Font Size ±

Re: Say "NO" to 179 new homes on Sabino and Cloud

From : Kevin Mattocks <kevintrisha@gmail.com> Mon, Jan 20, 2014 11:10 AM
Subject : Re: Say "NO" to 179 new homes on Sabino and Cloud
To : pippersam@comcast.net

On 1/20/2014 10:32 AM, pippersam@comcast.net wrote:

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

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2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Bart Stephens, Elifie Stephens, Kevin Mattocks, Trisha Mattocks and Hunter Mattocks

Address: 7127 E. Sabino Vista Cir. Tucson, Arizona 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 2 9 2014

XFINITY Connect

pippersam@comcast.ne

± Font Size ±

RE: Say NO to 179 new homes at Sabino and Cloud

From : Penny Long <pennyl@longrealty.com> Mon, Jan 20, 2014 10:24 AM

Subject : RE: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Penny Long

Address: 3280 N Sabino Vista Circle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
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I respectfully request you to deny this rezoning application.

Thank you,

Name:

Lawrence Paulson

Address:

7113 East Sabino Vista Circle

Tucson, Arizona 85750-2629

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

JAN 2 9 2014

RE: Say NO to 179 new homes at Sabino and Cloud

From : Judith C. Pirtle <j.carol.pirt@gmail.com> Mon, Jan 20, 2014 05:54 PM
Subject : RE: Say NO to 179 new homes at Sabino and Cloud
To : pippersam@comcast.net

From: pippersam@comcast.net [mailto:pippersam@comcast.net]
Sent: Monday, January 20, 2014 10:22 AM
To: BarbaraB@copperroseinc.com; equivest@comcast.net; Lot 002 - Brooks, Audrey; Lot 004 - Albano, Mary Ann; Lot 005 - Paulson, Lawrence; Lot 006 - Corenblum, Mandi (Scott); Lot 009 - Tilghman, Connie; Lot 010 - Coubrough, Michael & Anne; Lot 011 - Graunke, Janette; Lot 015 - Giannasi, Margaret; Lot 017 - Howard, Joan; Lot 018 - Krausz-Authier, Leah; Lot 019 - Morrow, William \"Bill\" & Mollye; Lot 021 - Agnesi, Marco & Maria; Lot 024 - Long, Penny (Brueske); Lot 025 - Oby, James \"Jim\" & Carol; Lot 026 - Buddrus, Mary & Richard; Lot 028 - Benson, Kathleen; Lot 032 - Beatty, Timothy & Patricia; Lot 041 - Kline, Charles & Cheryl; Lot 042 - Ostermeyer, Charles; Lot 044 - James, Daniel J.; Lot 045 - Pirtle, Judith C.; Lot 049 - O'Shaughnessy, Sherrill & Sam; Lot 050 - Runciman, David; Lot 051 - Sullivan, Kathleen\"kevintrisha; 160685750@yahoo.com
Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Judith C. Pirtle

Address:7142 E Sabino Vista Cir, Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

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

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Louis Santilli

Printed Name: LOUIS SANTILLI

Address: 3852 N. PLACITA RANCHO AGAVE Zip 85715

H.O.A. Name VACTON RANCH

PROTEST

SENT

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Sheldon S. King

Printed Name: SHELDON S. KING

Address: 7400 E. PIPE SPRINGS PLACE Zip 85750

H.O.A. Name Sabino Creek

PROTEST

1-B

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Barbara Stahl

Printed Name: BARBARA STAHL

Address: 1124 E. NORTH OF MESQUITE Zip 85750

H.O.A. Name VISTOSO RANCH

PROTEST

4-17

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Leo E Jordan

Printed Name: - Leo E. Jordan

Address: 2610 N Camino Valle Verde Zip 85715

Homeowner Assoc. Name
Colonia Verde

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Eleanor L. Jordan

Printed Name: - Eleanor L. Jordan

Address: 2610 N. Camino Valle Verde Zip 85715

Homeowner Assoc. Name
Colonia Verde

PROTEST

PROTEST CO 9-13-16

January 23,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Justin Taylor

Address: 7212 E. CAMINO VALLE VERDE Zip 85715

H.O.A. Name: Colonia Verde Home Owners Association

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Barbara E Dexter

Printed Name:

Address: 2561 N Avenida San Valle Zip 85715

H.O.A. Name Colonia Verde

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Suzanne Seay

Printed Name: -
Suzanne Seay

Address: 2571 N. Avenida San Valle Zip 85715

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: Paul C Schewn.

Address: 6550 E. Calle De Amigos Zip 85750

H.O.A. Name River Estates.

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Bryan E Schwartz

Printed Name: - BRYAN E SCHWARTZ

Address: 7272 E CAMINO BACELAR Zip 85715

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Alene Schwartz

Printed Name: - ALENE M Schwartz

Address: 7272 E CAMINO BACELAR Zip 85715

Homeowner Assoc. Name Colonia Verde

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: -

Address: _____ Zip 857

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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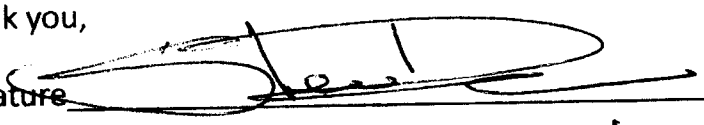
I respectfully request you to deny this rezoning application.

Thank you,

Signature 

Printed Name: STEVEN PETERSEN

Address: 7279 EONDA CIRCLE Tucson Zip 857___

H.O.A. Name VILLA DEL RIO

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature _____

Printed Name: ROGE CHAMBERLIN

Address: 8119 E KNOLLWOOD TR Zip 85750

H.O.A. Name NO

PROTEST

PROTEST CO 9-13-16

January 23,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Linda Pollock

Address: 7254 E Cmo Valle Verde Zip 85715

H.O.A. Name: Colonia Verde Homeowners Association.

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Jane Raimondi

Printed Name: - Jane Raimondi

Address: 7204 E Camino Valle Verde Zip 857 15

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Ray Raimondi

Printed Name: - RAY RAIMONDI

Address: 7204 E Camino Valle Verde ~~Dip~~ 85715

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

January 23,2014

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Denise Flaxman

Address: 7256 E Camino Valle Verde Zip 85715

H.O.A. Name: Colonia Verde Home Owners Assoc

[redacted]

PROTEST

PROTEST CO 9-13-16

February 28,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature_____

_

Printed Name: LynnHadler

Address: 8129 E, Knollwood Tr. Zip857___

H.O.A. Name Sabino Vista Knolls

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Lawrence A Dickey

Printed Name: Lawrence A. Dickey

Address: 2640 N. Camino Valle Verde Zip 85715

H.O.A. Name Colonia Verde H.O.A.

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Randee J. Dickey

Printed Name: - Randee + Dickey

Address: 3640 N. Camino Del Verde Zip 85715

Homeowner Assoc. Name Colonia Verde

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Patricia M. Foremaster

Printed Name: -
Patricia M. Foremaster

Address: 7282 E. Camino Valle Verde Zip 85715

Homeowner Assoc. Name
Colonia Verde

PROTEST

PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Bertram Lubliner & Margie

Printed Name: - BERTRAM LUBLINER & MARGIE

Address: 9500 N. CAMINO VALLE VERDE Zip 85716

H.O.A. Name COLONIA VERDE

PROTEST

PROTEST CO 9-13-16

February 2,2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

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I respectfully request you to deny this rezoning application.

Thank you,

Signature June Behan

Printed Name: June Behan

Address: 2715 N. Cmo. Valle Verde Zip 85715

H.O.A. Name Colonia Verde

PROTEST

March 13, 2014

Pima County Planning and Zoning Commission
130 W. Congress St.,
Tucson, Arizona 85701.

RE: C09-13-016; Protest of Proposed Development at Sabino Canyon and Cloud Roads

Dear Commissioners:

I am writing to protest to the requested zoning change from SR to CR-4 for the property situated to the NE of the intersection of Sabino Canyon and Cloud Roads. While I am *not* opposed to all development in this area, I respectfully submit that this proposed development is seriously out of character with the surrounding developments, and will negatively impact traffic in the area.

Background:

My wife and I have lived in the Sabino Creek development (immediately bordering the proposed development to the north and east) for over 20 years. Upon moving to Tucson, we were attracted to this specific community primarily because it afforded moderate "elbow room", yet had the sense and feel of a close knit community, with comfortable walking and biking on sidewalks and semi-private streets. The proximity of shopping, restaurants, exercise, and entertainment opportunities were all positive factors for us, as were the nearby open areas that provided habitat and migration pathways for a large variety of local wildlife. Finally, the fact that Sabino Creek was a fill-in development, and that the only remaining undeveloped property in the neighborhood was zoned at SR with a maximum density of LIU 3.0, all contributed to our sense that this would make a good area in which to settle long-term.

Traffic:

This proposed development is but one of at least three new developments in the region, all of which will cumulatively add a significant amount of traffic to an already heavy traffic load on Sabino Canyon Road (north and south) and River Road (west). Those two major roads provide the *only* access into and out of this area, and according to Jim Degrood of the Regional Transportation Authority, neither of these roads is slated for significant improvement in capacity in the current 20-year Pima County Transportation Plan. [Sabino Canyon Road *will* be extended south from Tanque Verde to Kolb Road, but this will only aid in the distribution of traffic from Sabino Canyon, not increase roadway capacity.]

Development Density:

The developer of this property has proposed 179 units to be built on this 15+ acre parcel, resulting in a net density of approximately 12 units per acre. Not only does this represent the highest density in the area, but what is particularly disturbing is that it immediately borders the two lowest density developments in the area. Historically, the developments in the quadrant to the NE of the intersection of Cloud and Sabino Canyon, as well as those that are further east along Cloud, have tended to be at 3.0 units per acre or lower. Higher density developments are located to the west of Sabino Canyon and south of Cloud Road, including the newly approved (now *second* highest density project) at the SW corner of River and Sabino Canyon. What seems to have been lost in the analysis is that those higher density projects are separated from our developments but major roadways, easements, and barrier walls.

Privacy and Character Concerns:

It is my understanding that *Region Plan Policies* in the *Pima County Comprehensive Plan* include guidelines and restrictions on site design, including protections for existing neighborhoods when infill rezoning is requested. Specifically:

> ***"Existing neighborhoods.*** *Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project."*

To date, I have attended three separate meetings involving the developer of this property. In each case, the developer seems to have taken the approach of simply explaining his proposal for "luxury rental dwellings". While he has received much feedback from the community about traffic, density, noise, impact on wildlife and other concerns, his response has been in effect that this was his best option, and that it should be preferable to a school, gas station, retail establishment or church.

Several features of the proposed development in fact seem to run counter our expressed concerns, including the following:

> **Ingress / Egress on Knollwood** – We had specifically requested that no access run onto Knollwood, as it is not a throughway, but a quiet local street. At a minimum, if there was to be access, we had asked for it to be ingress only so that there would be no cross-traffic. The access is now designed for both ingress and egress.
>
> **Wildlife Access** – We have expressed concern for the variety of wildlife that use the neighborhood for transit. The development is being designed as a walled community with little or no open space.
>
> **Privacy / Character** - The development has dense housing along Sabino Canyon and Knollwood, with short walls and minimal setback from the property boundaries, which will detract from the beauty of the drive along those roads. In addition, the area along Knollwood is to be raised five feet to enhance drainage north to south, which will futher detract from the the views and sense of privacy.

I (and my neighbors) have been invited to another meeting with the developer, and again, the meeting is described as "...in order for you to fully understand what the Developer is proposing..." The problem is *not that we don't understand*, it's just that we object to what is being proposed, and it feels like we have no say in the matter whatsoever.

In conclusion, I would like to emphasize that I do understand that some development will come to that property, but that I strongly protest this particular proposal.

Sincerely and Respectfully,

James D. Entwistle
3613 N Sabino Creek Pl.
Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 11, 2014 9:23 AM
To: David Petersen
Subject: FW: "Avilla East" Re-zoning Request to Pima County

From: Joy Karr [mailto:cvhoa@coloniaverdehoa.com]
Sent: Tuesday, March 11, 2014 9:17 AM
To: DSD Planning
Cc: mayor1@tucsonaz.gov; ward2@tucsonaz.gov; Linda Pollock
Subject: "Avilla East" Re-zoning Request to Pima County

Mr. Colton,

The CVHOA (consisting of 169 homes) is on the east side of Sabino Canyon Road close to its intersection with Tanque Verde. We are dismayed at the probability of even more traffic on Sabino Canyon Road and this intersection as most of us are very aware of the negative impacts currently being felt.

These are: 1) Inability at times to turn south from our East Porta Airosa exit onto Sabino Canyon; 2) Cars driving through our residential area to bypass the left turn at Tanque Verde; 3) Also an increased number of cars turning right onto North Camino Valle Verde and exiting either via East Bacelar or East Porta Airosa. Thus bypassing the right turn at the Tanque Verde and Sabino Canyon intersection; 4) An increase in the left turns onto Tanque Verde from North Camino Valle Verde where a posted "No Left Turn" sign exists; 5) An increase in the number of car accidents caused by this heavy usage; 6) Pima County Department of Transportation stated traffic capacity from Cloud Road to Tanque Verde Road is "operating over capacity."

Our petition to you is to deny the effort to re-zone the 15-acre parcel at the intersection of Cloud Road and Sabino Canyon Road and to develop a long term strategy to mitigate current and future capacity issues.

Regards,

Linda S. Pollock
CVHOA President
Colonia Verde Homeowners' Association
2700 N Camino Valle Verde
Tucson, AZ 85715
520-298-0844

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 11, 2014 8:05 AM
To: David Petersen
Subject: FW: Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration-- Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

From: lbrunoaz@comcast.net [mailto:lbrunoaz@comcast.net]
Sent: Tuesday, March 11, 2014 6:37 AM
To: District4
Cc: SabinoJointNeighborhoods@comcast.net; DSD Planning; Chris Poirier; District1; DIST2; District3; District5; l bruno
Subject: Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration-- Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO

CANYON ROAD PLAN AMENDMENT
Request of Sabino Canyon Road Properties, L.L.C., represented by Erin Harris, Star Consulting of Arizona, Inc.,

It was then moved by Supervisor Bronson, seconded by Supervisor Elías and carried by a 4-1 vote, Supervisor Miller voted "Nay," to close the public hearing and approve Co7-13-01, Comprehensive Plan Amendment at Medium-High Intensity Urban (MHIU) with a cap of 13 residents per acre.

re: Sept 17 meeting notes-- Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration -- great insight -- i hope you can help turn this around

i am not against growth, development, or financial ventures. i strongly oppose the rezoning as proposed.
that property at cloud & sabino is unique in its potential to cause harmful ramficatons.

i lve at vactor ranch.

sabino canyon rd is operatng above planned capacity. crossing sabino canyon rd wll become more dangerous for those subdivisions south of cloud north of tanque verde rds. we have neighbors that are still recovering from injuries due to sabino crossing. the fault here would be in applying exceptions that create increased likelihood of harm to your constituents.

bike riders, walkers, runners all at increased risk. the neighborhood at increased risk. deteriorzation of the look and feel of the neighborhood. the area on tanque verde and bear canyon will never have the same look or feel since the added block of rental homes and concomitant services.

the scenic road willl deteriorate - tourist -individuals and tour busses riding in to visit sabino canyon will likely be unimpressed by the southwest crowding of homes -- a different look and feel to a neghborhood area with a distinct tucson character -- laid back quite

there is more to say but i must stop now

any help you can provide will be appreciated

leonard bruno

leonard and rosemary bruno family trust
2862 n placita rancho agave
tucson, AZ 85715

It was then moved by Supervisor Bronson, seconded by Supervisor Elías and carried by a 4-1 vote, Supervisor Miller voted "Nay," to close the public hearing and approve Co7-13-01, Comprehensive Plan Amendment at Medium-High Intensity Urban (MHIU) with a cap of 13 residents per acre.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:31 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 10, 2014 8:04 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: inisheahan@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 9, 2014 2:45:39 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

In addition to the congestion on Sabino Canyon I think an even bigger impact will be on River Road. This is the closest East/West traffic road in the area and is only a single lane road. I have lived in this are for 20 years now and have never seen traffic this bad. With the addition of the Basis School at River and Craycroft last year the traffic in both weekday mornings and afternoons has grown quite significantly. I actually feel sorry for the people living just off of River Road who have to try and get onto River Road to get to work in the morning, often times they have to either wait a very long time for a break in traffic or they will try to "squeeze" in to the traffic flow making for an unsafe situation.

I respectfully request you to deny this rezoning application.

Name
John Sheahan

Address
3675 N Sabino Creek Place

Subdivision/HOA
Sabino Creek

Email
inisheahan@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:31 AM
To: David Petersen
Subject: FW: Opposed to rental units Sabinmo Canyon & River

From: Paul Duffey [mailto:paulhduffey@msn.com]
Sent: Sunday, March 09, 2014 7:46 AM
To: DSD Planning
Subject: Opposed to rental units Sabinmo Canyon & River

Sir, We are extremely opposed to the building of high density rental housing in the vicinity of Sabino Canyon Road and RiverKnollwood Roads. We already have trouble getting out of Indian Ridge onto Sabino Canyon Road and also onto Tanque Verde Roads due to high volume of traffic. Adding all those rental units would surely increase the volume of traffic on both main roads. We may need a new traffic light at both ends of Indian Ruins Road to enable us to safely leave Indian Ridge if you permit these rentals to be built. Rental units also decrease the property values nearby for several reasons: Renters are less likely to take care of the appearance of the property than owners. Some renters are less likely to control their teenagers to prevent vandalism, graffiti, littering wrappers from fast food businesses, and break-in robberies than owners. We already have a smattering of that in Indian Ridge, and would rather not deal with a lot more of it. We moved to Indian Ridge 49 years ago for the family friendly neighborhood where neighbors look out for each other. We don't want to lose that to a greedy developer who doesn't live nearby and doesn't care. Please disapprove the building of rental units close to our neighborhood.

Mary Lou Duffey and Paul Duffey, M.D.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:31 AM
To: David Petersen
Subject: FW: Re Sabino Canyon Development

From: Bill schmidt [mailto:wes315@gmail.com]
Sent: Saturday, March 08, 2014 7:29 PM
To: DSD Planning
Cc: Charles Mount; latitude32@earthlink.net
Subject: Re Sabino Canyon Development

Arian Colton, Pima County Planning Director

I am believer in infill, as a way to keep development from tumbling further into the open desert that gives Tucson its character.

But like many of my neighbors who will be impacted by the high density development on the northeast corner of Sabino Canyon and Cloud Roads, I urge the county to rethink the scale of the project that is on the March 26 Planning & Zoning Commission agenda.

The addition of 179 units and 351 parking units -- 12 units per acre -- is way too many. If approved, this plan will seriously overburden existing infrastructure in the community, including a traffic grid that is already under serious strain.

As you know, there are already several other housing developments already underway along the Sabino Canyon corridor.

I understand why people want to move to this area, and I look forward to welcoming new neighbors to our community, in the hope that they can also share the scenic vistas and open landscape that make it such a special place.

The way to preserve that character is by supporting measured and thoughtful development. For that reason, I urge you to oppose the current plan for the 15 acre site, at its current scale.

William E Schmidt
3765 N. Camino de la Familia
Haciedna del Joven Estates

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:31 AM
To: David Petersen
Subject: FW: We oppose ALL development at the Sabino Canyon and River Road Intersection....

From: Bev Blashill [mailto:bevblas@yahoo.com]
Sent: Saturday, March 08, 2014 6:32 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: We oppose ALL development at the Sabino Canyon and River Road Intersection....

As a Native of Indian Ridge Historical Neighborhood (pun intended) for over 50+ years, we, Jim Jutry and Bev Blashill Jutry OPPOSE **ALL** development at the Sabino Canyon and River Road/Knollwood area. Not only are the 179 rental apartments NOT suited for the area, the amount of traffic would be horrible for all involved, coming and going to work, classes, errands and police/fire emergency responses.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense **rental** community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

We, in Indian Ridge will get the blunt of the problem in the morning rush hour as we are the neighborhood that goes from Sabino Canyon to Tanque Verde. Our all age walkers, bike riders, kids (bus stops) and dog walkers have already been close to being hit by cars clocked to upward of 60 mph. The Colonial Verde area will also be affected going east (or coming from the east). The River Road westbound/eastbound will be terrible as those in the quiet neighborhoods have but a two lane road all the way to Dodge (or further). Tanque Verde will be backed up in the evening even more than it is now affecting our corridor as well as those in Tanque Verde Valley, Hidden Valley etc.

The other issue is personal. IT IS A SACRED SITE WHERE A LOT OF HOHOKAM POTTERY has been found and if you are a native Tucsonan, we KNOW never to disturb the site. Best left to the University of Arizona as a gesture of kindness and education. My husband and I both honor this land and we are both natives. Please STOP the development and kindly give it to the UofA which is sorely short of funds for archeology and education.

Thank you,

Bev Blashill Jutry M.A. ESL/Linguistics and M.A. Education
James Arther Jutry JP.D
(Both attended the UofA)

We NEED your help!! Please also spread the word or forward this email to any concerned friends and neighbors. It is important that the Planning Dept. as well as the Supervisors hear from **as many neighbors as possible**. If everyone receiving this email could forward it on to 5-10 friends, our impact will be that much greater. **The Planning and Zoning Commission Hearing on this rezoning will possibly be held at the end of March, so all emails need to be sent in well in advance of that date. Inundating the Commission at the last minute is not as effective.**

Thank you,
Sabino Joint Neighborhoods Committee

Addresses:

If composing your own email, please send it to:

Pima County Planning Director
at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director
at: chris.poirier@pima.gov
Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov
copy to SabinoJointNeighborhoods@comcast.net for our records

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:31 AM
To: David Petersen
Subject: FW: Rezoning Project - Sabino Canyon Road & Cloud Road

From: Barbara Foster [mailto:fosterbar@gmail.com]
Sent: Saturday, March 08, 2014 3:06 PM
To: DSD Planning
Subject: Rezoning Project - Sabino Canyon Road & Cloud Road

My husband Jerry Foster and I are seriously concerned about the proposed development at the NE corner of Sabino Canyon Road and Cloud Road. We live in the area and realize this is a prime corner for some development; however, we feel that a development of 12 homes/per acre (total 180) is completely incompatible with the surrounding neighborhoods.

Not only is the proposed density of apartment homes so much greater than any surrounding neighborhood, but the amount of traffic would significantly add to an already-crowded Sabino Canyon Road and also to River Road (driving west) and Kolb Road (driving north). Neither River nor Cloud roads are built for increased traffic to that magnitude.

As it is now, residents in neighborhoods bordering Sabino Canyon Road have a difficult time entering and exiting their neighborhood streets. The increased traffic will require the city and county additional cost for road maintenance and repairs which already are in poor condition. The traffic patterns in this part of Tucson and Pima County are already overloaded.

We realize the developer's right to build, but to stuff an unreasonable number of homes on such a small plot is totally unacceptable.

We thank you in advance for your serious consideration of this matter.

Barbara Foster

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Bill & Sue Carter [mailto:troysgrammy@aol.com]
Sent: Saturday, March 08, 2014 2:49 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5; ward2@tucsonaz.gov
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,Ward2: Paul Cunningham As we live in Colonia Verde which is in the city I am adding our Councilman. Paul Cunningham to this request for denial of rezoning. Our neighborhood has had to fight new tight density housing projects in the past because of the traffic at the corner of Sabino Canyon and Tanque Verde. Even with a density compatable to our own, traffic increased to the point that it was very difficult to exit on either Tanque Verde or Sabino until we were able to get the city to install a traffic light east of the SC/TV corner. The proposed housing will over crowd the Tanque Verde intersection,the River Rd intersection, and Kolb Rd. Both River and Kolb are two lane roads coming off a four lane intersection. Please deny the zoning request application. Thank you. Wm and Elizabeth Carter

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bill and Sue Carter

Address: 7272 East Camino Valle Verde

Subdivision or HOA name: Colonia Verde

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Mark Brook [mailto:mbrook6@gmail.com]
Sent: Saturday, March 08, 2014 1:01 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching r r50,000 ADTs.

Traffic on Sabino canyon road is out of control. Many accidents,inadequate number of pedestrian crosswalks, dangerous for bikers.
Turning left at any of the turnouts on Sabino Canyon is very dangerous given that most drivers are speeding as son as they turn north off of Tanque verde.
I suspect that the stalled or abandoned plan to link up to kolb road has dramatically increased the density of traffic coming south from river to Tanque verde. Further I think the botched intersection at River and Craycroft has affected traffic and drivers tempers by the time they reach river and Sabino Canyon. I wonder when any estimations of density were done before all these recent changes occurred.
I respectfully request you deny this rezoning application.

Thank you.

Name:Mark Brook

Address:7223 E Camino Valle Verde

Subdivision or HOA name:Colonia Verde

Mark D. Brook

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: Please note: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Pat Knezek [mailto:pknezek@gmail.com]
Sent: Saturday, March 08, 2014 12:07 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5; Pat Knezek
Subject: Please note: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I strongly OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. **It was these very characteristics that led me to purchase my home in Sabino Vista in 2001, along with the knowledge that the area was *not* home to high-density rentals.**

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Patricia Knezek

Address: 3549 N. Calle Floreada, Tucson, AZ 85750

Subdivision or HOA name: Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Francisco J Ruiz H [mailto:ruizto@icloud.com]
Sent: Saturday, March 08, 2014 11:47 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Francisco Ruiz

Address: 2811 n placita rancho agave

Subdivision or HOA name: Vactor Ranch

Regards
Francisco J Ruiz

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Saturday, March 08, 2014 11:16 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: taylorbk@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 7, 2014 9:32:29 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Barbara Taylor

Address
2731 Cm Valle Verde

Subdivision/HOA
Colonia Verde

Email
taylorbk@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:30 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: June Behan [mailto:junebehan@me.com]
Sent: Saturday, March 08, 2014 8:58 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:
June Behan
Address:
2715 N. Cmo. Valle Verde
Subdivision or HOA name:
Colonia Verde

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 10, 2014 10:29 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Shari Treiber [mailto:sharitreiber@comcast.net]
Sent: Friday, March 07, 2014 7:14 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.
Dan and Shari Treiber

Address: 7900 E Birwood Rd.; Tucson; 85750

Subdivision or HOA name: Sabino Vista; Riverview Estates

Sent from my iPhone

Shari Treiber
520-886-7991
Sharitreiber@comcast.net

David Petersen

From: Chris Poirier
Sent: Monday, March 10, 2014 8:13 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: sberman@q.com [mailto:sberman@q.com]
Sent: Saturday, March 08, 2014 6:12 PM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name: Sheri Berman

Villa Del Rio
7201 E Onda Circle
Tucson, Arizona 85715

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 1:55 PM
To: David Petersen
Subject: FW: We oppose the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Denise Plaxco [mailto:peplaxco@msn.com]
Sent: Friday, March 07, 2014 1:21 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; district3@pima.gov; District4; District5
Subject: We oppose the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. And then there is always the issue if even more if/when they open Udall?

We have to have control safety throughout our neighborhoods, this development would change the safety of those already established neighborhood with entrances on Sabino, which are all ready dangerous to exit and enter.

I respectfully request you to deny this rezoning application.

Thank you.

Denise and Preston Plaxco

Name:
Denise And Preston Plaxco
7256 N Camino Valle Verde
7218 E Camino Vecino
Tucson, 85715
520.310.3254
206.459.5484

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 1:54 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: Aghannley1@aol.com [mailto:Aghannley1@aol.com]
Sent: Friday, March 07, 2014 12:28 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:
Agnes S. Hannley
12 yr. resident in Colonia Verde

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 11:13 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 07, 2014 9:53 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: anna.hacker@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 7, 2014 9:21:33 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. The current problem of getting access onto Sabino Canyon or Tanque Verde is very problematic with the current congested traffic level. What will additional traffic to our housing area? Also many cars are using our neighborhood road to cut over from Tanque Verde to Sabino Canyon, adding to our traffic problems.

I respectfully request you to deny this rezoning application.

Name
Anna Hacker

Address
7222 E Camino Valle Verde Tucson, Az 85715

Subdivision/HOA
Colonia Verde

Email
anna.hacker@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 11:12 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 07, 2014 9:51 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: erverhalen@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 7, 2014 9:13:26 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Edward VerHalen

Address
7286 E Vuelta Rancho Mesquite

Subdivision/HOA
Vactor Ranch

Email
erverhalen@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 9:47 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 07, 2014 9:46 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: jmverhalen@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 7, 2014 8:53:53 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
joanne verhalen

Address
7286 e vuelta rancho mesquite

Subdivision/HOA
vactor ranch

Email
jmverhalen@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 07, 2014 11:12 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 07, 2014 9:48 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: roney1022@aol.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 7, 2014 9:06:38 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Jesse Peron

Address
2641 N. Camino Valle Verde

Subdivision/HOA
Colonia Verde

Email
roney1022@aol.com

March 12, 2014

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

Regarding: **Please DO NOT 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 AGAINST of the requested rezoning.

The request to build approximately 169 single story, detached homes as part of a "Leased Home Community" is a very poor use for this 15 acre property over utilizing existing roads, utilities, schools and other community infrastructure. A community at this location does not make sense to me or any of my neighbors. The traffic in our area is already too much, the traffic signals back up every day, I know this is on my commute to and from my office.

Pima County is well on its way to economic recovery without this proposed community. Please do NOT approve Co9-13-16

Thank you!

NAME Paul Turner

ADDRESS 7308 E. Inca Dove Dr. Tucson, Az 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 11, 2014 10:56 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, March 11, 2014 10:42 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: wranderson81@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 11, 2014 10:02:09 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

This is not the idea of sustainable growth that my family and I anticipated when we bought our house in this neighborhood. We anticipated this to be our forever home, and with this type of development, I do not expect for my home to maintain the value that we originally hoped for. Our school is small, our neighborhood is quiet, our wildlife is plentiful, and it is all being jeopardized for the sake of money. I am not in opposition of development, but make it respectful and representative of the surroundings. This is neither.

PLEASE DO NOT ALLOW THIS TO HAPPEN.

I respectfully request you to deny this rezoning application.

Name
Will Anderson

Address
7300 E Camino De Cima

Subdivision/HOA
Sabino Vista

Email
wranderson81@gmail.com

David Petersen

From: Chris Poirier
Sent: Tuesday, March 11, 2014 10:21 AM
To: David Petersen
Subject: FW: Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration-- Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

From: lbrunoaz@comcast.net [mailto:lbrunoaz@comcast.net]
Sent: Tuesday, March 11, 2014 6:37 AM
To: District4
Cc: SabinoJointNeighborhoods@comcast.net; DSD Planning; Chris Poirier; District1; DIST2; District3; District5; l bruno
Subject: Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration-- Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO

CANYON ROAD PLAN AMENDMENT
Request of Sabino Canyon Road Properties, L.L.C., represented by Erin Harris, Star Consulting of Arizona, Inc.,

It was then moved by Supervisor Bronson, seconded by Supervisor Elías and carried by a 4-1 vote, Supervisor Miller voted "Nay," to close the public hearing and approve Co7-13-01, Comprehensive Plan Amendment at Medium-High Intensity Urban (MHIU) with a cap of 13 residents per acre.

re: Sept 17 meeting notes-- Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration -- great insight -- i hope you can help turn this around

i am not against growth, development, or financial ventures. i strongly oppose the rezoning as proposed.
that property at cloud & sabino is unique in its potential to cause harmful ramficatons.

i lve at vactor ranch.

sabino canyon rd is operatng above planned capacity. crossing sabino canyon rd wll become more dangerous for those subdivisions south of cloud north of tanque verde rds. we have neighbors that are still recovering from injuries due to sabino crossing. the fault here would be in applying exceptions that create increased likelihood of harm to your constituents.

bike riders, walkers, runners all at increased risk. the neighborhood at increased risk. deteriorzation of the look and feel of the neighborhood. the area on tanque verde and bear canyon will never have the same look or feel since the added block of rental homes and concomitant services.

the scenic road willl deteriorate - tourist -individuals and tour busses riding in to visit sabino canyon will likely be unimpressed by the southwest crowding of homes -- a different look and feel to a neghborhood area with a distinct tucson character -- laid back quite

there is more to say but i must stop now

any help you can provide will be appreciated

leonard bruno

leonard and rosemary bruno family trust
2862 n placita rancho agave
tucson, AZ 85715

It was then moved by Supervisor Bronson, seconded by Supervisor Elías and carried by a 4-1 vote, Supervisor Miller voted "Nay," to close the public hearing and approve Co7-13-01, Comprehensive Plan Amendment at Medium-High Intensity Urban (MHIU) with a cap of 13 residents per acre.

David Petersen

From: Chris Poirier
Sent: Friday, March 14, 2014 8:13 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Erich Smidt [mailto:erich.smidt@guardvant.com]
Sent: Thursday, March 13, 2014 4:38 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Erich Smidt

7705 E. Knollwood Terrace

Tucson, AZ 85750

Subdivision or HOA name: Sabino Vista Knolla

David Petersen

From: Chris Poirier
Sent: Friday, March 14, 2014 8:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jackie fast [mailto:richin3@yahoo.com]
Sent: Thursday, March 13, 2014 3:20 PM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors:

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high.
The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit.

Please, please give this more thought before allowing developers to disrupt this area.

S.J. Araujo
6974 Rivercrest Rd
Tucson, AZ 85750
Riverbend Estates

David Petersen

From: Chris Poirier
Sent: Thursday, March 13, 2014 8:17 AM
To: David Petersen
Subject: FW: In Protest for Rezoning Cloud & Sabino Canyon for Rental Properties

From: Stephen W Yakaitis [mailto:syakaitis@phoenixmgmt.com]
Sent: Wednesday, March 12, 2014 6:21 PM
To: 'Joe Higgins'; provenpartners@comcast.net
Cc: SabinoJointNeighborhoods@comcast.net; DSD Planning; Chris Poirier; District1; DIST2; District3; District4; district5@pima.govs; 'Georgina Preston'; 'KRISTA HORN'
Subject: RE: In Protest for Rezoning Cloud & Sabino Canyon for Rental Properties

Joe and Chris,

Just a note regarding the availability of our Pima County Board of Supervisors:

My issue is the development of the northeast corner of Sabino Canyon and Cloud in Tucson.

It seems inevitable that it be developed; I can come to terms with that having been associated with Sabino Vista Heights and Knolls (my mother a past president of SVHA, I remember going door to door for petition signatures) since 1975 when I moved to Tucson with my parents. I have seen the foothills go but Pantano not extended...it is 'progress', I presume?

However, the 'done deal' nature of 197 rental units going in at this vacant corner is upsetting. Sabino Canyon road south of Cloud is a bumpy mess, my own neighborhood has tree overgrowth that only allows one car at a time in areas.

I decided to let my supervisors know how I felt.

Ray Carroll and Ally Miller (not directly but timely and through an associate) at least replied to my email (Ms. Miller being the only supervisor against the project). It has been 3 weeks and the others apparently are not concerned, none of the others responded to my email below; it is a 'done deal', right?

I am going to try to get the word out about this 'proposed' development, could you please help me and my neighborhood?

Steve Yakaitis

From: Stephen W Yakaitis [mailto:syakaitis@phoenixmgmt.com]
Sent: Wednesday, February 26, 2014 11:58 AM
To: 'district5@pima.govs'; 'district4@pima.gov'; 'district3@pima.gov'; 'district2@pima.gov'; 'district1@pima.gov'; 'chris.poirier@pima.gov'; 'planning@dsd.pima.gov'
Cc: 'SabinoJointNeighborhoods@comcast.net'
Subject: In Protest for Rezoning Cloud & Sabino Canyon for Rental Properties

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Please note that I am writing to inform you that I, as a member since 1975 of this community, OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Stephen W. Yakaitis
7740 E Calle de la Escarpa
Tucson, AZ 85750

Sabino Vista Homeowners Association

David Petersen

From: Chris Poirier
Sent: Thursday, March 13, 2014 8:17 AM
To: David Petersen
Subject: FW: Entrance area E Knollwood Dr. - Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Gary Slovikosky [mailto:slovikosky@yahoo.com]
Sent: Wednesday, March 12, 2014 5:09 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Re: Entrance area E Knollwood Dr. - Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Sirs,

I heard that the ground level of the development shall be raised by several feet at the entrance area of E Knollwood Drive. I totally disagree with that idea.
The wall would be significantly higher. This would take away from the appeal of the entrance area.
I therefore suggest not to raise the ground level. With the level remaining where it is, the wall would not look as obstructive and imposing.

Also, the density of the homes at the entrance area E. Knollwood Drive should be significantly lower to keep the character of the entrance. The higher density should be in the middle, where it is not visible from the outside.

Does there exist an alternative plan by the builder with a lower density development???

A lower density is the only effective solution to address most of the voiced issues.

Thank you so much for all your research and kind consideration.
Respectfully,

Sonja Slovikosky

From: Gary Slovikosky <slovikosky@yahoo.com>
To: "planning@dsd.pima.gov" <planning@dsd.pima.gov>; "chris.poirier@pima.gov" <chris.poirier@pima.gov>; "district1@pima.gov" <district1@pima.gov>; "district2@pima.gov" <district2@pima.gov>; "district3@pima.gov" <district3@pima.gov>; "district4@pima.gov" <district4@pima.gov>; "district5@pima.gov" <district5@pima.gov>; "SabinoJointNeighborhoods@comcast.net" <SabinoJointNeighborhoods@comcast.net>
Sent: Thursday, January 30, 2014 12:34 PM
Subject: Buffer zones - regarding rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Sirs,

I understand that the builder also bought the lots north of the lot in question, as a buffer zone.
As this land is designated as buffer zone, will it also appear in the contract that this land will remain natural, untouched area with no developing plans of any kind?

Best regards,

Sonja Slovikosky

PROTEST CO 9-13-16

XFINITY Connect

pippersam@comcast.ne

+ Font Size -

Re: Say NO to 179 new homes at Sabino and Cloud

From : Kathleen Benson <kmbenson@q.com> Tue, Jan 28, 2014 10:22 AM
Subject : Re: Say NO to 179 new homes at Sabino and Cloud
To : pippersam@comcast.net

Sent from my iPhone

On Jan 22, 2014, at 9:29 AM, pippersam@comcast.net wrote:

Please Respond As Soon As Possible

From: pippersam@comcast.net

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Name:Kathy Benson

Address:3240 N. Sabino Vista Circle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

Re: Fwd: Say "No" to 179 Homes on our corner.

From : Dayna Wagner <daynawagner@yahoo.com> Mon, Jan 27, 2014 06:41 PM

Subject : Re: Fwd: Say "No" to 179 Homes on our corner.

To : pippersam@comcast.net

Reply To : Dayna Wagner <daynawagner@yahoo.com>

On Monday, January 27, 2014 5:13 PM, "pippersam@comcast.net" <pippersam@comcast.net> wrote:

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Name: Dayna Wagner(Zeligman)

Address: 7149 E. Sabino Vista Circle, Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Re: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

PROTEST CO 9-13-16

From : Joan Howard <joanieh1114@aol.com> Sat, Jan 25, 2014 08:02 AM

Subject : Re: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

To : pippersam@comcast.net

No

Sent from my iPad

On Jan 24, 2014, at 4:09 PM, pippersam@comcast.net wrote:

From: pippersam@comcast.net
To: "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, danyawagner@yahoo.com
Sent: Thursday, January 23, 2014 2:13:53 PM
Subject: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon. We need to get these letters in ASAP

To protest this project :

1. HIT " REPLY "
2. THEN SCROLL DOWN AND TYPE IN YOUR NAME & STREET NUMBER AND STREET NAME NEXT TO ADDRESS
3. WHEN FINISHED HIT ' SEND'

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Name:

Address:

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

RE: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

From : Jim Oby <obyjim@msn.com> Fri, Jan 24, 2014 04:42 PM

Subject : RE: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

To : pippersam@comcast.net

Jim Oby
520-751-6447

Date: Fri, 24 Jan 2014 23:09:58 +0000
From: pippersam@comcast.net
To: missy721@comcast.net; joanieh1114@aol.com; authierlea@aol.com; billandmollye@yahoo.com; obyjim@msn.com; danyawagner@yahoo.com
Subject: Fwd: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

From: pippersam@comcast.net
To: "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, danyawagner@yahoo.com
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Subject: Say NO to 179 new homes at Sabino and Cloud

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PROTEST CO 9-13-16

Thank you,

Name:

Address: James Oby 3270 N Sabino VistaCircle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Re: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

From : missy721@comcast.net Fri, Jan 24, 2014 04:16 PM

Subject : Re: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

To : pippersam@comcast.net

From: pippersam@comcast.net
To: "To" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, danyawagner@yahoo.com
Sent: Friday, January 24, 2014 4:09:58 PM
Subject: Fwd: Say "No" to 179 Homes on our corner.This is a different letter from Sept. 2013- We have a meeting with Pima County this Wed.

From: pippersam@comcast.net
To: "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, danyawagner@yahoo.com
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Subject: Say NO to 179 new homes at Sabino and Cloud

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PROTEST CO 9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Name:Thomas and Margaret Giannasi

Address:7122 E. Sabino Vista Circle, Tucson, 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Re: Say NO to 179 new homes at Sabino and Cloud

From : Mandi Jo Corenblum <jomandi@aol.com> Wed, Jan 22, 2014 05:01 PM

Subject : Re: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

"Tell The Mailbox 'Thank You'..." -H. Greenberg
----Original Message----
From: pippersam <pippersam@comcast.net>
To: Lot 006 - Corenblum, Mandi (Scott) <jomandi@aol.com>; Lot 015 - Giannasi, Margaret <missy721@comcast.net>; Lot 017 - Howard, Joan <joanieh1114@aol.com>; Lot 018 - Krausz-Authier, Leah <authierlea@aol.com>; Lot 019 - Morrow, William \"Bill\" & Mollye <billandmollye@yahoo.com>; Lot 024 - Long, Penny (Brueske) <pennyl@longrealty.com>; Lot 025 - Oby, James \"Jim\" & Carol <obyjim@msn.com>; Lot 026 - Buddrus, Mary & Richard <rbuddrus@earthlink.net>; Lot 028 - Benson, Kathleen <kmbenson@q.com>; , "Lot 050 - Runciman, David <doctorscotch@aol.com>
Sent: Wed, Jan 22, 2014 9:29 am
Subject: Fwd: Say NO to 179 new homes at Sabino and Cloud

Please Respond As Soon As Possible

From: pippersam@comcast.net

Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

To protest this project :

1. HIT " REPLY "
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PROTEST CO 9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Janis G. Scott, Trustee

Address: 7115 E. Sabino Vista Cr. Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

RE: Say " NO " to 179 new homes at Sabino and Cloud Rd.

From : Shirley Ogonowski <shirleyogo@msn.com> Tue, Jan 21, 2014 10:22 AM

Subject : RE: Say " NO " to 179 new homes at Sabino and Cloud Rd.

To : pippersam@comcast.net

Hello Neighbors- The rezoning for the 179 nomes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon To protest this project :

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Thank you,

PROTEST CO 9-13-16

Name: Vicki Alper

Address: 7131 E. Sabino Vista Circle, Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

RE: Say NO to 179 new homes at Sabino and Cloud

From : Marco <aguilita025@hotmail.com> Tue, Jan 21, 2014 07:28 AM

Subject : RE: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Marco Agnesi
7110 e sabino vista cr

Date: Mon, 20 Jan 2014 17:22:23 +0000
From: pippersam@comcast.net
To: BarbaraB@copperroseinc.com; equivest@comcast.net; ayb@execpc.com; albanom@comcast.net; lpaulson567@comcast.net; jomandi@aol.com; connieorth@comcast.net; amcoubrough@yahoo.com; jgraunke@gmail.com; missy721@comcast.net; joanieh1114@aol.com; authierlea@aol.com; billandmollye@yahoo.com; aguilita025@hotmail.com; pennyl@longrealty.com; obyjim@msn.com; rbuddrus@earthlink.net; kmbenson@q.com; pbeatty@centurylink.net; vagabondboots@yahoo.com; osty02@comcast.net; james_gang2@msn.com; j.carol.pirt@gmail.com; pippersam@comcast.net; doctorscotch@aol.com; kssullivan4@aol.com; 160685750@yahoo.com
Subject: Say NO to 179 new homes at Sabino and Cloud

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I respectfully request you to deny this rezoning application.

Thank you,

Name:

Address:

PROTEST CO 9-13-16

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

RE: Say NO to 179 new homes at Sabino and Cloud

From : Judith C. Pirtle <j.carol.pirt@gmail.com> Mon, Jan 20, 2014 05:54 PM

Subject : RE: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

From: pippersam@comcast.net [mailto:pippersam@comcast.net]
Sent: Monday, January 20, 2014 10:22 AM
To: BarbaraB@copperroseinc.com; equivest@comcast.net; Lot 002 - Brooks, Audrey; Lot 004 - Albano, Mary Ann; Lot 005 - Paulson, Lawrence; Lot 006 - Corenblum, Mandi (Scott); Lot 009 - Tilghman, Connie; Lot 010 - Coubrough, Michael & Anne; Lot 011 - Graunke, Janette; Lot 015 - Giannasi, Margaret; Lot 017 - Howard, Joan; Lot 018 - Krausz-Authier, Leah; Lot 019 - Morrow, William \"Bill\" & Mollye; Lot 021 - Agnesi, Marco & Maria; Lot 024 - Long, Penny (Brueske); Lot 025 - Oby, James \"Jim\" & Carol; Lot 026 - Buddrus, Mary & Richard; Lot 028 - Benson, Kathleen; Lot 032 - Beatty, Timothy & Patricia; Lot 041 - Kline, Charles & Cheryl; Lot 042 - Ostermeyer, Charles; Lot 044 - James, Daniel J.; Lot 045 - Pirtle, Judith C.; Lot 049 - O'Shaughnessy, Sherrill & Sam; Lot 050 - Runciman, David; Lot 051 - Sullivan, Kathleen\"kevintrisha; 160685750@yahoo.com
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Judith C. Pirtle

Address:7142 E Sabino Vista Cir, Tucson, AZ 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

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

PROTEST CO 9-13-16

Re: Say NO to 179 new homes at Sabino and Cloud

From : osty02@comcast.net Mon, Jan 20, 2014 01:29 PM

Subject : Re: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Charles T. & Laura S. Ostermeyer
7148 E. Sabino Vista Circle
Tucson, AZ 85750

From: pippersam@comcast.net
To: BarbaraB@copperroseinc.com, equivest@comcast.net, "Lot 002 - Brooks, Audrey" <ayb@execpc.com>, "Lot 004 - Albano, Mary Ann" <albanom@comcast.net>, "Lot 005 - Paulson, Lawrence" <lpaulson567@comcast.net>, "Lot 006 - Corenblum, Mandi (Scott)" <jomandi@aol.com>, "Lot 009 - Tilghman, Connie" <connieorth@comcast.net>, "Lot 010 - Coubrough, Michael & Anne" <amcoubrough@yahoo.com>, "Lot 011 - Graunke, Janette" <jgraunke@gmail.com>, "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "Lot 021 - Agnesi, Marco & Maria" <aguilita025@hotmail.com>, "Lot 024 - Long, Penny (Brueske)" <pennyl@longrealty.com>, "Lot 025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, "Lot 026 - Buddrus, Mary & Richard" <rbuddrus@earthlink.net>, "Lot 028 - Benson, Kathleen" <kmbenson@q.com>, "Lot 032 - Beatty, Timothy & Patricia" <pbeatty@centurylink.net>, "Lot 041 - Kline, Charles & Cheryl" <vagabondboots@yahoo.com>, "Lot 042 - Ostermeyer, Charles" <osty02@comcast.net>, "Lot 044 - James, Daniel J." <james_gang2@msn.com>, "Lot 045 - Pirtle, Judith C." <j.carol.pirt@gmail.com>, "Lot 049 - O'Shaughnessy, Sherrill & Sam" <pippersam@comcast.net>, "Lot 050 - Runciman, David" <doctorscotch@aol.com>, "Lot 051 - Sullivan, Kathleen\"kevintrisha" <kssullivan4@aol.com>, 160685750@yahoo.com
Sent: Monday, January 20, 2014 10:22:23 AM
Subject: Say NO to 179 new homes at Sabino and Cloud

Hello Neighbors- The rezoning for the 179 homes with no garages and 358 vehicles on the Cloud/ Sabino corner is coming up soon

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I respectfully request you to deny this rezoning application.

Thank you,

Name:

Address:

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

RE: Say NO to 179 new homes at Sabino and Cloud

From : james_gang2 <james_gang2@msn.com> Mon, Jan 20, 2014 11:44 AM

Subject : RE: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Sent from my Verizon Wireless Smartshoephone

-------- Original message --------
From: pippersam@comcast.net
Date:01/20/2014 10:22 AM (GMT-07:00)
To: BarbaraB@copperroseinc.com,equivest@comcast.net,"Lot 002 - Brooks, Audrey" ,"Lot 004 - Albano, Mary Ann" ,"Lot 005 - Paulson, Lawrence" ,"Lot 006 - Corenblum, Mandi (Scott)" ,"Lot 009 - Tilghman, Connie" ,"Lot 010 - Coubrough, Michael & Anne" ,"Lot 011 - Graunke, Janette" ,"Lot 015 - Giannasi, Margaret" ,"Lot 017 - Howard, Joan" ,"Lot 018 - Krausz-Authier, Leah" ,"Lot 019 - Morrow, William "Bill" & Mollye" ,"Lot 021 - Agnesi, Marco & Maria" ,"Lot 024 - Long, Penny (Brueske)" ,"Lot 025 - Oby, James "Jim" & Carol" ,"Lot 026 - Buddrus, Mary & Richard" ,"Lot 028 - Benson, Kathleen" ,"Lot 032 - Beatty, Timothy & Patricia" ,"Lot 041 - Kline, Charles & Cheryl" ,"Lot 042 - Ostermeyer, Charles" ,"Lot 044 - James, Daniel J." ,"Lot 045 - Pirtle, Judith C." ,"Lot 049 - O'Shaughnessy, Sherrill & Sam" ,"Lot 050 - Runciman, David" ,"Lot 051 - Sullivan, Kathleen"kevintrisha" ,160685750@yahoo.com
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I respectfully request you to deny this rezoning application.

Thank you,

Name: Dan James

Address: 7144 E Sabino Vista Circle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

Re: Say "NO" to 179 new homes on Sabino and Cloud

From : Kevin Mattocks <kevintrisha@gmail.com> Mon, Jan 20, 2014 11:10 AM

Subject : Re: Say "NO" to 179 new homes on Sabino and Cloud

To : pippersam@comcast.net

On 1/20/2014 10:32 AM, pippersam@comcast.net wrote:

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I respectfully request you to deny this rezoning application.

Thank you,

Name: Bart Stephens, Elifie Stephens, Kevin Mattocks, Trisha Mattocks and Hunter Mattocks

Address: 7127 E. Sabino Vista Cir. Tucson, Arizona 85750

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

Re: Say NO to 179 new homes at Sabino and Cloud

From : lpaulson567@comcast.net Mon, Jan 20, 2014 10:54 AM

Subject : Re: Say NO to 179 new homes at Sabino and Cloud

PROTEST CO 9-13-16

To : pippersam@comcast.net

From: pippersam@comcast.net
To: BarbaraB@copperroseinc.com, equivest@comcast.net, "Lot 002 - Brooks, Audrey" <ayb@execpc.com>, "Lot 004 - Albano, Mary Ann" <albanom@comcast.net>, "Lot 005 - Paulson, Lawrence" <lpaulson567@comcast.net>, "Lot 006 - Corenblum, Mandi (Scott)" <jomandi@aol.com>, "Lot 009 - Tilghman, Connie" <connieorth@comcast.net>, "Lot 010 - Coubrough, Michael & Anne" <amcoubrough@yahoo.com>, "Lot 011 - Graunke, Janette" <jgraunke@gmail.com>, "Lot 015 - Giannasi, Margaret" <missy721@comcast.net>, "Lot 017 - Howard, Joan" <joanieh1114@aol.com>, "Lot 018 - Krausz-Authier, Leah" <authierlea@aol.com>, "Lot 019 - Morrow, William \"Bill\" & Mollye" <billandmollye@yahoo.com>, "Lot 021 - Agnesi, Marco & Maria" <aguilita025@hotmail.com>, "Lot 024 - Long, Penny (Brueske)" <pennyl@longrealty.com>, "Lot 025 - Oby, James \"Jim\" & Carol" <obyjim@msn.com>, "Lot 026 - Buddrus, Mary & Richard" <rbuddrus@earthlink.net>, "Lot 028 - Benson, Kathleen" <kmbenson@q.com>, "Lot 032 - Beatty, Timothy & Patricia" <pbeatty@centurylink.net>, "Lot 041 - Kline, Charles & Cheryl" <vagabondboots@yahoo.com>, "Lot 042 - Ostermeyer, Charles" <osty02@comcast.net>, "Lot 044 - James, Daniel J." <james_gang2@msn.com>, "Lot 045 - Pirtle, Judith C." <j.carol.pirt@gmail.com>, "Lot 049 - O'Shaughnessy, Sherrill & Sam" <pippersam@comcast.net>, "Lot 050 - Runciman, David" <doctorscotch@aol.com>, "Lot 051 - Sullivan, Kathleen\"kevintrisha" <kssullivan4@aol.com>, 160685750@yahoo.com
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I respectfully request you to deny this rezoning application.

Thank you,

Name:

Lawrence Paulson

Address:

7113 East Sabino Vista Circle

Tucson, Arizona 85750-2629

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

PROTEST CO 9-13-16

RE: Say NO to 179 new homes at Sabino and Cloud

From : Penny Long <pennyl@longrealty.com> Mon, Jan 20, 2014 10:24 AM

Subject : RE: Say NO to 179 new homes at Sabino and Cloud

To : pippersam@comcast.net

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the southeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 351 open air parking spaces with NO garages hence no storage space. The units have no private front/yard patio area, side yard and only an 8" deep back yard.

I respectfully request you to deny this rezoning application.

Thank you,

Name: Penny Long

Address: 3280 N Sabino Vista Circle

Subdivision or H.O.A. name- Sabino Vista Townhouse Assoc.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 14, 2014 2:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 14, 2014 1:49 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: belse@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 14, 2014 10:09:41 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

This level of density will create a further strain on the water resources and natural resources. This plot of land is natural desert and serves as a natural urban protective buffer area near the wash for desert wildlife. Development in this plot will further diminish this resource.

Thank you very much and I urge you to reconsider this level of density.

I respectfully request you to deny this rezoning application.

Barbara Else, Riverbend Estates HOA, Board Director

Address
3449 N. Eagle Road

Subdivision/HOA
Riverbend Estates

Email
belse@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 14, 2014 2:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 14, 2014 1:45 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: nschwartz520@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 13, 2014 8:18:04 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

I live in Villa del Rio. In order to exit my development and go south on Sabino Canyon Road, I have two cross two lanes of traffic and then make a U-turn at a median. There are 165 homes in my development and many more cars.

Traffic will be increased significantly on Sabino Canyon Rd. due to already approved housing in the area. The homes proposed by "Avilla East" developers will greatly exacerbate the safety issues faced not only by citizens in my development, but all of the other developments in the city of Tucson, just south of the proposed extremely dense housing.

Furthermore, this safety problem will effect everyone traveling on Sabino Canyon Road, a designated Scenic Route.

Thank you for your consideration of these concerns.

I respectfully request you to deny this rezoning application.

Name
Nancy Schwartz

Address
7142 East Onda Circle

Subdivision/HOA
Villa del Rio

Email
nschwartz520@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 14, 2014 2:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 14, 2014 1:31 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: lindaidavis@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 13, 2014 4:50:33 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Linda Davis

Address
6945 E. River Crest Rd.

Subdivision/HOA
Riverbend Estates

Email
lindaidavis@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 14, 2014 2:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 14, 2014 1:33 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: tom.markey@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 13, 2014 7:08:02 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Tom Markey

Address
2466 N. Camino Valle Verde

Subdivision/HOA
Colonia Verde Homeowners' Association

Email
tom.markey@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, March 14, 2014 2:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, March 14, 2014 1:37 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: philnmargy@aol.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 13, 2014 7:18:37 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Margaret Matter

Address
3905 N Old Sabino Canyon Rd

Email
philnmargy@aol.com

David Petersen

From: Chris Poirier
Sent: Tuesday, March 04, 2014 3:31 PM
To: David Petersen
Subject: FW: Rezoning

-----Original Message-----
From: Deloris [mailto:deey@mailbug.com]
Sent: Tuesday, March 04, 2014 1:48 PM
To: Chris Poirier
Subject: Rezoning

Dear Mr. Poirier,

My name is Deloris Yockey, 7071 E. Calle Morera, Tucson Az. 85750. Phone #296-6357. I live in the gated community of Riverbend, Sabino Canyon Town- homes, located at the S.W. corner of Cloud Road and Sabino Canyon.

I was deeply concerned about the 179 new homes on 15 acres east of Sabino Canyon Rd. between Knollwood Dr. and Cloud Rd. for 2 reasons.

#1 These homes are going to be rentals not just private homes for sale.
Sooner or later, rentals become less than desireable when the investor moves on and turns project over to new investor.

#2 In our original letter to attend the first meeting, there was a strong caveat (to favor the investor). "He reserves the right to allow himself several acres for (unspecified) use at a later date." I wanted to speak up but I (like the Supervisors, got so fed up with the whimpy reasons, of how long each had lived in their home, their attachments to the area and blah blah, that when it came to my turn, I relinquished my time, assuming we were going to have a second meeting at a near future date. I did not realize it was going to be several months.

Anyway, I've given you my 2 objections. Let me add #3. In the meantime, another builder is building single family homes on the West side of Sabino Canyon just a little north of River Rd. Just South of River Rd. (West side of Sabino) is also an orange fenced in area of multiple acres, probably for another development?? How much more construction can (2) two lane roads (River and Sabino) tolerate? Or how soon will for sale signs go up all over the place and the area decline? I will pray for the Planning Directors, as well as the Supervisors to give serious consideration to the project in question. Forget the boo hoo's of the few people who showed up at the first meeting and stop thinking of the projected income for the county and start thinking of the massive transit, plus RENTALS. This is strictly a massive income proposition for the investor/s without consideration for the adjacent neighborhood/roads. FEWER homes, NOT rentals and NO CAVEAT should be quite acceptable.

Maybe Luxury 2 BR. Townhomes with less than 2,000 sq. footage, again NO caveat for future use. No frustration about the school situation. Maybe I'll be the first to sign up. I am not against any landowner being able to sell his property....just not to create a lot of havoc to change the zoning so drastically.

Everything I've suggested will still bring in plenty of money for the county. Yes, the expected future construction will create mega dollars for the county (to be spent) on constant repair of Sabino Canyon and River Roads. Keep in mind Sabino Canyon Road leads directly to one of our FEW visitors attract- tions.

Thank you for reading my letter and please think about the serious pros and cons.

Please share this letter with Arlan Colton and all Supervisors. I do not have a regular computer. I have a Landel Mail Bug. My screen is 7"x 2" and I cannot print anything. Besides I have to write every word I've typed, to re- print to each person. My bug, is simply a means for me to keep in touch with people whose e-mail address is short enough to fit the allocated space.

Respectfully, Deloris Yockey

Sent without a computer from my MailBug email machine.
landel.com, 1-855-MAILBUG, getmailbuginfo@landel.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 04, 2014 12:56 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, March 04, 2014 12:45 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: marlenedemarino@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 4, 2014 12:25:51 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Marlene De Marino

Address
7521 E. Knollwood Place

Subdivision/HOA
Sabino Vista

Email
marlenedemarino@yahoo.com

David Petersen

From: Chris Poirier
Sent: Tuesday, March 04, 2014 8:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, March 04, 2014 8:12 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: mmnatz@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 3, 2014 10:36:26 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Michael Mnatzaganian

Address
7101 E. Chorro Circle

Subdivision/HOA
Villa Del Rio

Email
mmnatz@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 04, 2014 8:08 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Jim Steffen [mailto:1norcoast@gmail.com]
Sent: Monday, March 03, 2014 6:45 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

THIS MAY BE OUR GREATEST CONCERN. At present, during the higher traffic times of day, it is extremely difficult to enter Sabino Canyon Road Southbound. Traffic tends to be extremely dense, typically exceeds the speed limit, and we often have to cross the northbound lanes and then "hover" in the center turn lane with traffic passing at 45 MPH within a few feet of either end of the car until a space opens up in the Southbound lanes. THIS is extremely dangerous at present, and will be made many times more dangerous if the high density development being planned is allowed to take place.

This type of development must be accompanied by adequate arterials, which do not exist near these sites. High density is not suitable for the proposed locations.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Jim and Judy Steffen

Address: 7129 E. Onda Circle

Subdivision or HOA name: Villa del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 04, 2014 8:07 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: David Partain [mailto:dpartainemail@gmail.com]
Sent: Monday, March 03, 2014 7:16 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:David Partain

Address:7715 E. Knollwood Terrace

Subdivision or HOA name: Sabino Vista Knolls

March 4, 2014

«7911 East Presidio Road
Tucson, Arizona 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Drive and Cloud Road. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development has prompted the request for rezoning is not compatible with our area.

Sabino Canyon Road, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running an biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Density Urban with12 units per acres is too high, This dense rental community, with minimal space for landscaping , does not fit the developers' claims of "luxury " housing and does not blend with blend with the surrounding communities.

I respectfully request that you deny this application for rezoning.

Sincerely,

Irene Watkins
Mrs. Norman Watkins

David Petersen

From: Chris Poirier
Sent: Tuesday, March 04, 2014 8:06 AM
To: David Petersen
Subject: FW: I STRONGLY OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood and Cloud

From: Kevin Garcia [mailto:k_j_garcia@q.com]
Sent: Monday, March 03, 2014 7:59 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; Sabino Joint Neighborhoods Committee
Subject: I STRONGLY OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood and Cloud

Dear Mr. Chris Poirier, Planning and Zoning Commission, and the Honorable Pima County Supervisors:

I am writing to inform you that I STRONGLY OBJECT to the unreasonable rezoning application of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Drive and Cloud Road. This property is currently zoned as Suburban Ranch and should stay that way. I do not consider myself a "NIMBY" and I am not opposed to development of the property that is in character with the surrounding neighborhoods; however, the planned development which has prompted this ridiculous rezoning request is not compatible with our area and will cause significant traffic problems including burdening a road system that the county is currently incapable of properly maintaining. Just examine an areal view of the property and surrounding neighborhood and it becomes self-evident how incongruous this development would be to the local housing density while significantly exacerbating the traffic problems. If I am not mistaken this is also part of the same property the county stole through eminent domain from a private citizen for Metro Water's development of additional ground water pumps, which turned out to be a complete failure.

The planned density of Medium High Intensity Urban with 12 units per acre is simply unacceptable. The preliminary site plan indicates 179 units with 351 open air parking spaces. The units are 6-7 feet. apart, have no private front yard, patio area, or side yard and only an 8 foot deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developer's claims of "luxury" housing and does not blend in with the character of the surrounding communities. The absence of "luxury" and the fact that it is being sold as a "rental" development would also indicate that transient residents would not be inclined to remain at the property on a short or long term basis leading to excessive turnover and ingress and egress to the property resulting in the neighborhood's deterioration. Furthermore, Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Road. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Well that is just great since the Pima Association of Governments documented 47,201 ADTs on this section of Sabino Canyon Road in 2012. Clearly, ADTs are already exceeding the corridor capacity and with the new homes we are approaching 50,000 ADTs! What exactly is the county's plan to address this issue? Reduce the speed on Sabino Canyon Road further and repaint the road markers as it has done recently on Cloud Road? Has the county even considered the excessive glut of currently available rental units?

Sabino Canyon Road, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy

walking, running and biking through the peaceful and scenic neighborhood streets. I should know, I have lived here for 25 years and this development and those like it will destroy the area.

I respectfully and strongly request that you deny this unreasonable rezoning application. Thank you.

Dr. Kevin Garcia
8261 East Placita Del Oso
Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 03, 2014 1:42 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 03, 2014 12:59 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: lawrencedemarino@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 3, 2014 11:46:19 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

I did not retire to Tucson, to the beautiful open vistas of this peaceful community of Sabino Vista, to find myself hedged in with high-density urban sprawl and traffic congestion.
In my opinion, the development you have proposed will result in just that--make this entire area less desirable by impacting property values, creating traffic jams, and blighting the landscape.

I respectfully request you to deny this rezoning application.

Name
Lawrence De Marino

Address
7521 E. Knollwood Place

Subdivision/HOA
Sabino Vista

Email
lawrencedemarino@gmail.com

David Petersen

From: Chris Poirier
Sent: Monday, March 03, 2014 8:46 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 02, 2014 10:04 AM
To: DSD Planning; Chris Poirier; District3; District5; District4; DIST2; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: jtney@aol.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 2, 2014 9:59:46 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Younghe Ney

Address
7511 E Knollwood PL

Subdivision/HOA
Sabino Vista

Email
jtney@aol.com

David Petersen

From: Chris Poirier
Sent: Monday, March 03, 2014 8:46 AM
To: David Petersen
Subject: FW: rezoning at NE corner of Sabino Canyon/Cloud Roads

From: pfloham2@comcast.net [mailto:pfloham2@comcast.net]
Sent: Sunday, March 02, 2014 12:59 PM
To: DSD Planning; Chris Poirier; DIST2; District3; District4; District5; District1
Cc: sabinojointneighborhoods@comcast.net
Subject: rezoning at NE corner of Sabino Canyon/Cloud Roads

County Commissioners and Planning Director:

RE: Planned rezoning at the NE corner of Cloud and Sabino Canyon Roads

Greetings:

I urge you to strongly consider the considerable impact that this high density building will have on the area. There are aspects that I believe have not been given enough study. If they were, I don't think you would act favorably on this request.

The traffic on Cloud Road is very congested at the corner where the proposed exit/entrance(?) will be if the area is rezoned to 179 units. Anyone who drives this intersection regularly can attest to the large number of vehicles already driving west on Cloud during morning commuting hours. There is just not enough space for another influx of cars. The traffic flow will not allow for the merging of more cars. They will just be stuck trying to get out onto Cloud.

And in the afternoon commuting hours, if eastbound cars are trying to turn north (across westbound oncoming traffic), there will be such a backlog of cars behind them that they will back up onto Sabino Canyon Road.

The proposal also evidently plans for an exit for this complex onto Sabino Canyon Road and onto Knollwood Dr. I just don't see how this will work efficiently. There is not enough room between the light at Cloud/Sabino Canyon and the light at Sabino Canyon/River for cars to exit onto Sabino Canyon Road. It the drivers want to head south, they would have to go north past the light (because you can't make a U-turn at that light), make a U-turn somewhere farther north and then come back south. Or, if drivers CAN manage to cross all lanes of traffic to get to the left-hand turn lane, they can continue west on River Road, which is already very congested almost all the time.

It is hard enough to turn left onto River at this time because the way the light is programmed, it allows left turns only with a green arrow, even if there is no oncoming traffic. So there will be even more cars stuck there spewing out exhaust fumes while waiting senselessly for a green arrow.

I suggest you do some intensive traffic surveys about this impact before voting for this rezoning. It is just not practical.

I also wonder if you have studied the impact on Fruchthendler School and the safety of the students traveling to school.

Such a high density addition to this corner will be very detrimental to the area. Please weigh these aspect before voting for this request.

Sincerely,

Paige Hamner

7811 Camino Los Brazos, Sabino Vista subdivision

David Petersen

From: Chris Poirier
Sent: Monday, March 03, 2014 8:46 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: JoeShiefman [mailto:shiefman@comcast.net]
Sent: Saturday, March 01, 2014 3:48 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife.
Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Joe and Toba Shiefman

Address: 2621 Camino Valle Verde

Subdivision or HOA name: Colonia Verde

--

Joe Shiefman, Ph.D.
Shiefman Consulting LLC
2621 N. Camino Valle Verde
Tucson, AZ 85715
(520) 760-5086 (land line)
(520) 271-4697 (cell)

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 03, 2014 8:14 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: sally and/or [mailto:kesell@msn.com]
Sent: Saturday, March 01, 2014 11:41 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.
Sally Elliot and Karen Kesler
7353 E. Cascada Circle
Tucson, AZ 85715
Villa Del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 03, 2014 8:13 AM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: donnaforker@comcast.net [mailto:donnaforker@comcast.net]
Sent: Saturday, March 01, 2014 9:31 AM
To: DSD Planning
Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Dr. George and Donna Forker

3333 N. Webster Road

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 03, 2014 8:13 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Friday, February 28, 2014 4:30 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: meme@theriver.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 28, 2014 4:22:17 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
FRANK & MARY BARRETT

Address
3401 N CALLE DE BESO

Subdivision/HOA
SABINO VISTA

Email
meme@theriver.com

David Petersen

From: Chris Poirier
Sent: Friday, February 28, 2014 11:55 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Cnayon Rd. bettween Knollwood and Cloud

-----Original Message-----
From: Pysh, Margaret V - (pysh) [mailto:pysh@email.arizona.edu]
Sent: Friday, February 28, 2014 9:16 AM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Cnayon Rd. bettween Knollwood and Cloud

Dear Mr. Poirier,

I live in the neighborhood east of Knollwood Drive and Sabino Canyon Rd. I moved here because of the beauty and quiet of the area, its proximity to the Sabino Canyon area, and the lovely homes with fairly large yards.

I stongly object to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood Drive and Cloud because it is not in compatible with the neighborhood.

The medium high intensity urban density planned with 12 units per acre is too high. This would increase the traffic, noise, and decrease the desert landscape and the character of the neighborhood.

I respectfully request you deny this rezoning application.

Sincerely,

Margaret Pysh
7817 E. Highview Place
Tucson, AZ 85750

Sabino Vista Homeowners Association

Paging and Bottom Toolbar

David Petersen

From: Chris Poirier
Sent: Friday, February 28, 2014 11:54 AM
To: David Petersen
Subject: FW: The rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

From: Stephen G. Scalese [mailto:stephen@sgscalese.com]
Sent: Thursday, February 27, 2014 7:22 PM
To: Chris Poirier
Subject: The rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

Chris Poirier, Assistant Planning Director

My wife and I TOTALLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd., BUT we're willing to compromise. Those of us who live in this corridor already experience far too much noise pollution, air pollution, and danger from the existing overload of traffic. The planned housing as described is UGLY and the density of 12 units per acre is too high and does not fit in with our area. We foresee a SUBURBAN GHETTO developing there within five years. We respectfully request you to deny this rezoning application. Make no mistake, we are willing to do whatever it takes to see that this is accomplished. Our lives and property values are at stake.

Sincerely, Steve and Fran Scalese, 7145 E. Chorro Circle, Via del Rio

The Institute for Creative Living
ANewMind.Net/

David Petersen

From: David Petersen
Sent: Friday, February 28, 2014 3:42 PM
To: Bea Paulus <Bea.Paulus@tucsonaz.gov> (Bea.Paulus@tucsonaz.gov)
Subject: FW: Updated Avilla East PDP
Attachments: 022614 DRAFT.pdf

Hi Bea,

The applicant has repositioned the bus stop improvement to the east as per your observant comment. Please see attached.

Thanks, Dave

From: Erin Harris, PE [mailto:erin@starconsultingaz.com]
Sent: Wednesday, February 26, 2014 5:15 PM
To: Greg Hagen
Cc: David Petersen; Roger Karber; bob@gmlawaz.com; Erin Riggins
Subject: Updated Avilla East PDP

Greg,

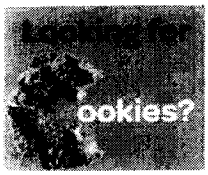
Thanks again for the chat today. I think we have everything worked out with the attached, but please review and let me know of any changes. As discussed, we added the following:

- 4' DG path along the frontages
- Increased bufferyard to account the path (20'-30' along Sabino with less on the other roads)
- Lengthened channel
- Shifted bus stop (per SunTran request)
- Note of a "paved path" along Sabino
- Added the DG path to the legend

I am working on the text of the report to account for these and the other changes we discussed.

Thanks again,

Erin E. Harris, P.E.
STAR Consulting



5405 E. Placita Hayuco
Tucson, AZ 85718
Office/Fax: (520) 529-1240
Cell: (520) 425-3795
erin@starconsultingaz.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 8:19 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Wednesday, February 26, 2014 5:09 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: sandra.lueders@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 26, 2014 4:11:12 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

The current infrastructure cannot handle this development strategy.

Name

Sandra Lueders

Address

7501 E Calle Brisas

Subdivision/HOA

Sabino Vista East

Email
sandra.lueders@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 8:19 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Wednesday, February 26, 2014 5:13 PM
To: DSD Planning; Chris Poirier; District5; District4; District3; DIST2; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: everhart@theriver.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 26, 2014 4:38:17 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

As a successful and full-time licensed Real Estate Broker I specialize in residential properties in the area. I cannot see the tax benefit. to the county. You are looking at the micro not macro impact upon revenues. I understand you need tax dollars but this is not the smart way to get them. Property Values throughout the eastern foothills will be diminished. This is supposed to be residential zoning not high density. I have a client in the adjoin HOA and they apparently do not understand the negative impact upon FMV (Fair Market Value) or the long-term implications.

I respectfully request you to deny this rezoning application.

Name
John Everhart

Address

5125 N. Siesta Dr., Tucson AZ 85750

Subdivision/HOA
Hidden Valley HOA

Email
everhart@theriver.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 2:40 PM
To: David Petersen
Subject: FW: The 179 homes on 15 acres east of Sabino Canyon/SabinoRd.. and potential entrances Knowlwood, etc.

From: Milt Silverman [mailto:msilverman@theinsurancehousetucson.com]
Sent: Thursday, February 27, 2014 1:08 PM
To: DSD Planning; chris.poirer@pima.gov; District1; DIST2; District3; District4; District5
Cc: SabinoJoint
Subject: The 179 homes on 15 acres east of Sabino Canyon/SabinoRd.. and potential entrances Knowlwood, etc.

This potential discussion of further additional entrance and exits in a very narrowed area is certain to create more traffic and danger to a neighborhood which is certain to cause serious problems. As an occupant of Riverbend at 7010 Tolosa I look for better solutions than this. Milton Silverman.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 2:40 PM
To: David Petersen
Subject: FW: Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

From: Stephen G. Scalese [mailto:stephen@anewmind.net]
Sent: Thursday, February 27, 2014 12:25 PM
To: DSD Planning
Subject: Rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

Arlan Colton, Pima County Planning Director

My wife and I TOTALLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd., BUT we're willing to compromise. Those of us who live in this corridor already experience far too much noise pollution, air pollution, and danger from the existing overload of traffic. The planned housing as described is UGLY and the density of 12 units per acre is too high and does not fit in with our area. We foresee a SUBURBAN GHETTO developing there within five years. We respectfully request you to deny this rezoning application. Make no mistake, we are willing to do whatever it takes to see that this is accomplished. Our lives and property values are at stake.

Sincerely, Steve and Fran Scalese, 7145 E. Chorro Circle, Via del Rio

The Institute for Creative Living
Transform Your Life
With
ANewMind.Net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 3:15 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: captlwest@aol.com [mailto:captlwest@aol.com]
Sent: Thursday, February 27, 2014 3:04 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.
Thank You,
Len West
7940 E. Ft. Lowell Rd.
Tucson, Az.85750
Sabino Vista Homeowners Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 27, 2014 3:53 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Thursday, February 27, 2014 3:34 PM
To: DSD Planning; Chris Poirier; District5; District1; DIST2; District3; District4
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: divebaumer@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 27, 2014 3:00:23 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
James Baumer

Address
8210 e Big Horn Trail

Subdivision/HOA
Castel Rock Hidden Valley

Email
divebaumer@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 3:51 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: Frediebailey@aol.com [mailto:Frediebailey@aol.com]
Sent: Wednesday, February 26, 2014 3:49 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Frederica S. Bailey
7622 Calle Los Arboles
Tucson AZ. 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 3:40 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Kathy Bergan [mailto:kathy@ati-online.com]
Sent: Wednesday, February 26, 2014 3:31 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; 'SabinoJointNeighborhoods@comcast.net'
Subject: I OPPOSE the rezoning the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. It also will have a negative impact on the wildlife routes.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kathryn S. Bergan and John R. Bergan

Address: 8415 E. Rawhide Trail Tucson AZ 85750

Subdivision or HOA name: Hidden Valley Homeowners Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 12:21 PM
To: David Petersen
Subject: FW: In Protest for Rezoning Cloud & Sabino Canyon for Rental Properties

From: Stephen W Yakaitis [mailto:syakaitis@phoenixmgmt.com]
Sent: Wednesday, February 26, 2014 11:58 AM
To: district5@pima.govs; District4; District3; DIST2; District1; Chris Poirier; DSD Planning
Cc: SabinoJointNeighborhoods@comcast.net
Subject: In Protest for Rezoning Cloud & Sabino Canyon for Rental Properties

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Please note that I am writing to inform you that I, as a member since 1975 of this community, OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Stephen W. Yakaitis
7740 E Calle de la Escarpa
Tucson, AZ 85750

Sabino Vista Homeowners Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 11:04 AM
To: David Petersen
Subject: FW: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Daniel Olson [mailto:westlandaz@yahoo.com]
Sent: Wednesday, February 26, 2014 11:04 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments **documented 47,201 ADTs** on this section of Sabino Canyon Rd in 2012. **With the new homes we are approaching 50,000 ADTs.**

I respectfully request you to deny this rezoning application.

Thank you.

Name: Daniel T. Olson

E-mail Address: westlandaz@yahoo.com

Address: 3133 N. Pantano Road, Tucson, AZ. 85750

Subdivision name: Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 8:14 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, February 25, 2014 4:28 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: c70michelle@yahoo.com

Subject: New Form Entry: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 25, 2014 1:27:57 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Michelle Meyer

Address
4320 N Ventana Drive Tucson, AZ 85750

Subdivision/HOA
Canyonwood Estates

Email
c70michelle@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, February 25, 2014 9:50 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: basslady78@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 25, 2014 8:27:16 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.
Traffic increase not supported by present roads.

Name
Bonita Lohman

Address
7878 E Cloud road

Subdivision/HOA
Sabino Vista

Email
basslady78@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, February 25, 2014 9:56 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: jlohman25@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: February 25, 2014 8:27:59 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name

Dr. James Lohman

Address

7878 E Cloud road

Subdivision/HOA

Sabino Vista

Email
jlohman25@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, February 26, 2014 9:12 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Binky Luckhurst [mailto:binkyl@comcast.net]
Sent: Wednesday, February 26, 2014 8:48 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.
Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Binky Luckhurst

Address: 3765 N Creekside Place

Subdivision or HOA name: Sabino Creek

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 1:45 PM
To: David Petersen
Subject: FW: Sabino Vista rezoning

-----Original Message-----
From: Woolf, Neville J - (nwoolf) [mailto:nwoolf@email.arizona.edu]
Sent: Tuesday, February 25, 2014 1:40 PM
To: DSD Planning
Subject: Sabino Vista rezoning

Neville J Woolf Ph.D.
3336 N Camino Los Brazos (Sabino Vista Southeast)
Tucson AZ 85750

Rezoning for 179 rental units east of Sabino Canyon Road

Dear County Planning Director Colton:

This is to point out that the addition of high density housing on or by Sabino Canyon Road in the region from Cloud Road to where Kolb Road branches off, will exacerbate the traffic problems of a double bottleneck for both those trying to skirt Tucson to the North East, and for those already living in the area.

Currently, Sabino Canyon Road leads towards routes North and East, but the traffic is bottlenecked by both East River Road and North Kolb Road, roads that pass through terrain that makes widening impractical. Further, because there is no bridge across Sabino Creek at Snyder Road, Sabino Canyon Road is the easternmost way to get around Tucson to the North and East, and so is used despite the two bottlenecks. The problem is due to get worse when the southern extension to Sabino Canyon Road is complete, with more traffic directed towards the two lane outlets.

We already see the problem of build up of homes with outlets onto Sabino Canyon Road. For traffic into or out of Sabino Canyon Road, one or the other requires crossing this road, without good places to do it.
I have already had a number of encounters with vehicles trying to cross to the other side when not having enough time to do so safely. Adding additional vehicles added to this bad situation will make it worse, both for local residents, and those trying to use this important but inadequate route that bypasses Tucson.

The addition of normal density residential housing would be a reasonable use of this land, but the addition of higher density rental units is not.
I am also opposed to this change of character to the neighborhood.
The gain in value to the developer will be more than offset in the loss of property values to those living here.

Sincerely

Neville J Woolf, homeowner

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 9:39 AM
To: David Petersen
Subject: FW: Sabino rental home neighborhood

-----Original Message-----
From: Neil Clements [mailto:ngineil@comcast.net]
Sent: Tuesday, February 25, 2014 9:30 AM
To: DSD Planning
Subject: Sabino rental home neighborhood

Dear Mr. Colton. As one who has lived in the Sabino Vista neighborhood since 1969 I have seen many developments occur. However the proposal to build 179 rental homes on 15 acres east of Sabino Canyon Road between Cloud and Knollwood roads, or approximately 12 homes per acre, would seem to totally change the neighborhood, both from a density aspect, and from a property ownership aspect, where one has a personal interest in maintainence of the property and area, lowering property values. I therefore ask that this rezoning request be denied Neil Clements. 3151 N. Pantano Rd.

David Petersen

From: Chris Poirier
Sent: Tuesday, February 25, 2014 9:35 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: pms282@comcast.net [mailto:pms282@comcast.net]
Sent: Tuesday, February 25, 2014 9:13 AM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:

Pamela Samuels
2934 N Placita Nueva
Tucson AZ 85715
Villa del Rio

PLEASE, PLEASE don't let this development happen. This is not a case of NIMBY, this is just bad building, with dire consequences to those of us trying to navigate Sabino Canyon.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 8:57 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Yvonne Logan [mailto:yvonnesrealtor@gmail.com]
Sent: Tuesday, February 25, 2014 8:28 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Yvonne Rivera Logan

Address:3421 N Calle De Beso

Subdivision or HOA name: Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 8:22 AM
To: David Petersen
Subject: FW: Development at Sabino and Cloud road

From: Robert Bell [mailto:offsetrjb@yahoo.com]
Sent: Monday, February 24, 2014 5:06 PM
To: DSD Planning
Subject: Development at Sabino and Cloud road

Mr. Arlan Colton: I would like to ask that you reject the application or significantly modify what is approved for the current plan for up to 179 homes on this small 15 acre parcel. I am a resident of Sabino Vista, some distance away from the intersection, however, the traffic from this and other planned developments (for example the 53 units planned across the street) will add substantially to our already overburdened traffic on the Sabino and Cloud intersection. When students are being dropped of or picked up from Frucktendler Elementry there is a problem already and I can see a risk of serious accidents due to this severe congestion. This development should not go forward unless and until there are substantial improvement made to Sabino Canyon road and also Cloud Road intersection to be able to handle this increased traffic. Thank you for your positive action on this issue.

Robert Bell
8141E Placita del Oso
Tucson, Az 85750-2929
Ph: 520 546-6834
Cell: 520 3017761
offsetrjb@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 8:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Importance: High

From: Jeff Sanford [mailto:sanfordjeff@hotmail.com]
Sent: Monday, February 24, 2014 9:40 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: RE: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Importance: High

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. When we moved here 15 years ago, I felt safe riding a bicycle on Sabino Canyon Rd. I haven't felt that way in 10 years. The reasons we moved here disappear with every lovely saguaro speckled green space and hilltop that is filled in with increasingly dense housing.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Jeff Sanford
3640 N Longwood Pl
Tucson, AZ 85750
Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Tuesday, February 25, 2014 8:22 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Importance: High

From: Christopher Sanford [mailto:css6592@hotmail.com]
Sent: Monday, February 24, 2014 9:44 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Importance: High

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Christopher Sanford

3640 N Longwood Pl

Tucson, AZ 85750

Sabino Vista Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 8:21 AM
To: David Petersen
Subject: FW: Opposed to rezoning of parcel on sabino canyon and cloud

From: Elyse Wexler [mailto:ewexler@aol.com]
Sent: Monday, February 24, 2014 7:01 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Opposed to rezoning of parcel on sabino canyon and cloud

I am opposed to the rezoning of the 15 acre parcel on Sabino canyon and Cloud roads. it will cause traffic problems and is not will congest the area. My wife and I are voters and will be watching how you vote on this issue.

Sincerely,
Douglas and Elyse Wexler,
7461 E. Sabino Vista Dr.
Tucson, AZ
Sabino Vista Neighborhood

David Petersen

From: Chris Poirier
Sent: Tuesday, February 25, 2014 8:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Importance: High

From: Margitta "Gitta" Sanford [mailto:gitta@2sunhomes.com]
Sent: Monday, February 24, 2014 9:12 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Importance: High

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Margitta Sanford
3640 N Longwood Pl

Tucson, AZ 85750
Sabino Vista Knolls

Margitta "Gitta" Sanford, GRI, e-PRO
Real Estate Professional
Tierra Antigua Referral 50/50 Real Estate Referral
Direct (520) 275-3337
gitta@2sunHomes.com
Making new friends and helping them with their real estate needs is the foundation of my business. If you or anyone you know is in the market to buy or sell a home, please call me.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 25, 2014 8:21 AM
To: David Petersen
Subject: FW: Urgent Please Read and ACT

From: Emily Vondrak [mailto:esvondrak@hotmail.com]
Sent: Monday, February 24, 2014 7:52 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: Urgent Please Read and ACT

Attn: Representatives:

First, may we thank you for your service. Our family recognizes that public servants frequently make sacrifices in many ways when they choose career paths as you have.

Second, we would like to voice to you, our representatives, a concern we have with the potential rezoning of the land East of Sabino Canyon between Cloud Rd. and Knollwood Dr. When we purchased our home in Sabino Vista we did so with the knowledge that the vacant land on the corner may be developed in the future which we completely understand. What we did not consent to as part of our purchase was the option to rezone this land to allow for high density rental units that would significantly devalue our property. We do not believe that it would be appropriate to grant this rezoning to allow for something that many residents in this area protest to.

In addition to the harm this does to the homeowners in this area we have safety concerns about the increase in the traffic that this many homes in a condensed area would create. We strongly object to rezoning this land to allow for this high density development on the 15 acres because traffic along Sabino Canyon is already quite heavy. An additional 179 homes, many with multiple vehicles, will create a significant increase traffic that comes with significant safety concerns.

Please hear us when we ask you to vote against the rezoning of this land as this is not what the community in which you represent supports.

Thank you,

Emily Vondrak
7341 E Sabino Vista Dr
Sabino Vista Neighborhood

David Petersen

From: Chris Poirier
Sent: Tuesday, February 25, 2014 8:21 AM
To: David Petersen
Subject: FW: Rental Subdivision at River and Sabino Canyon

From: justin [mailto:agenthaffe@msn.com]
Sent: Monday, February 24, 2014 8:12 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; SabinoJointNeighborhoods@comcast.net
Subject: Rental Subdivision at River and Sabino Canyon

I'm a concerned resident who lives on the northeast corner of Knollwood and Sabino Canyon. One of the reasons for moving to this part of town was to escape the trouble that comes along with neighborhoods that have been cobbled together. Please quit bending zoning rules for political expediency. It's fine if you want to put houses there - but they should be in-line with the surrounding neighborhoods.

Justin Hafner
Sabino Creek Subdivison

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 2:20 PM
To: David Petersen
Subject: FW: Sabino Canyon Development

-----Original Message-----
From: Ed Wadington [mailto:EEMCorp@comcast.net]
Sent: Monday, February 24, 2014 2:19 PM
To: DSD Planning; Chris Poirier; District1
Subject: Sabino Canyon Development

The high density re-zoning (179 rental units) on 15 acres East of Sabino Canton Rd. between Knollwood Dr. and Cloud Rd. and associated access locations is incompatible with the neighborhood, which will have a seriously negative impact on traffic and the value of surrounding properties. This property should be a site for single family homes as is the adjacent area.

--
Ed Wadington
3925 Placita de la Escarpa
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 1:02 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: J Edward Starr [mailto:j_edward_starr@msn.com]
Sent: Monday, February 24, 2014 11:43 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

J Edward Starr, Nelle Starr
7981 E Fort Lowell Rd
Tucson, Arizona
Sabino Vista Estates
jedwardstarr@stanfordalumni.org

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:28 AM
To: David Petersen
Subject: FW: Fwd: RE: PROTEST of Rezoning application for 179 new rental homes on 15 acres east of Sabino Canyon Road, between Knollwood Dr and Cloud Rd.

From: Deborah Davis [mailto:deborahdoakdavis@gmail.com]
Sent: Saturday, February 22, 2014 5:39 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Re: Fwd: RE: PROTEST of Rezoning application for 179 new rental homes on 15 acres east of Sabino Canyon Road, between Knollwood Dr and Cloud Rd.

My apology for draft previously sent
On Feb 22, 2014 4:08 PM, "Deborah Davis" <deborahdoakdavis@gmail.com> wrote:
>
Dear Chris Poirier, Planning and Zoning Commission, Pima County Supervisors,

I am writing to you, as I have voiced my opposition earlier, and now I continue by informing you of my OBECTing to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Dr and Cloud Rd.

>My concerns and protests are for the disregard of the land space, scenic views, water table, and traffic congestion. I have also argued the premise for which this rental community has been positioned. This is not about luxury units, young professionals, and walkable neighborhoods as the builder has touted for us to believe. This is a deplorable use of the area, and a high price for an eyesore, a waste of a beautiful scenic area view and a strain on our water resources.
> The idea (guidelines) of cities desires to preserve and enhance the undeveloped rural lands, maintaining and reinforcing the character, existing scenic views and vistas has not been taken into any consideration when allowing for such a gross density of so many units in such a small space. 179 rental units which will additionally also increase traffic. This traffic would be in combination to other newly built home developments of the Sabino Canyon Road and River Road traffic corridor; which adding to an already congested roadway is nonsensicle. And, now estimates have this approaching 50,000 ADTs (average daily trips). Sabino Canyon Road is the major roadway to many highly visited tourism areas, it is also designated as a Scenic Route. We need to be improving our roadway traffic.

I respectfully request you to deny this rezoning application.

Thank you in advance for your consideration to this request.

Deborah Davis
3905 North Pantano Road
Tucson, AZ 85750
Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:28 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Deborah Davis [mailto:deborahdoakdavis@gmail.com]
Sent: Saturday, February 22, 2014 4:41 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: William R. Davis

Address: 3905 North Pantano Rd., Tucson AZ. 85750

Subdivision or HOA name: Sabino Vista

Thanks

From: Deborah Davis <deborahdoakdavis@gmail.com>
Date: September 8, 2013, 3:04:15 PM MST
To: District1 <District1@pima.gov>
Subject: Re: Tangue Verde - Sabino Canyon Infill Arizona Star article August 30,2013

Dear Allly,

Thank you, this information of the process is insightful. Can you clarify for me; after the comprehensive master plan is approved, and it then goes through Step 2, iif the studies presented do not support the approved comprehensive plan, does the rezoning or comprehensive plan that in Step 1 had been approved, does it get modified, or not approved?

Also, can you tell me what data is presently being used for the Step 1 vote on approval?

Thank you very much.

Deborah Davis

On Sep 8, 2013 2:15 PM, "District1" <District1@pima.gov> wrote:

Dear Ms. Davis,

Thank you for sending the comments. My staff will ensure your comments go to the clerk of the board for incorporation in the record for all supervisors to consider when this item comes before the board.

Currently it is my understanding this item will be on the Tuesday, Sept. 18. 2013 agenda.

As we stated in the meeting, this is a 2 step process.

1. What will happen on Sept. 18th will be a vote regarding whether to approve the comprehensive plan change.

If the board votes to approve comprehensive plan change on that date, the process will move forward.

2. If approved, the developer will then do all of the studies required for a rezoning process which will come back to the board for that vote.

Any records submitted for the comprehensive change are available with the planning department.

I am copying my staff to contact them and be sure you are notified regarding what documents are required for a comprehensive plan change and how to obtain copies of this data.

We will also provide a link to the Pima county zoning code for comprehensive plan change process and rezoning process.

Regards,

Ally

Ally Miller,Supervisor

District 1

Pima County Board Of Supervisors

130 W. Congress

11th floor

Tucson, AZ 85701

(520) 724-2738

Sent from my iPad

On Sep 6, 2013, at 6:15 PM, "Deborah Davis" <deborahdoakdavis@gmail.com> wrote:

> To Ally Miller,
>
> You asked for us to forward our data and information to you when we were at this meeting referenced. I sent this response to you, but have not received a response. Please, acknowledge receipt along with your comments. I would like to know where the developers data and analysis of water, traffic, sewer, safety and environmental etc., is located; showing that this is a viable enterprise. These documents should be available to the public and the community. Have you looked at them, and assessed them? Where are they, as I would like to access and read them.
>
> Thank you. I look forward to hearing from you.
>
> Deborah Davis

---------- Forwarded message ----------
From: "Tim Steller" <steller@azstarnet.com>
Date: Sep 4, 2013 4:51 PM
Subject: Re: Tangue Verde - Sabino Canyon Infill Arizona Star article August 30,2013
To: "Deborah Davis" <deborahdoakdavis@gmail.com>
Cc:

Thanks you, Ms. Davis, for your thoughtful comments. I appreciate them.

Tim

Tim Steller

Columnist

Arizona Daily Star, Tucson

520-807-7789

tsteller@azstarnet.com

Twitter: @senyorreporter

On Sep 1, 2013, at 11:28 AM, Deborah Davis wrote:

In reference to your infill article which reported on the Tangue Verde -Sabino Canyon area, I attended that meeting. You did not report the majority concerns for this infill location. In fact, there was a raise of hands that showed only 1 person in attendance was in favor for the development, and you quoted his solution of extending bus service from Cloud to Sunrise.

Water and traffic are of a major concern. Lets focus on traffic since you chose to mention it in your article and it effects many commuters.

As was suggested, extending bus service from Cloud to Sunrise, would not mitigate the density effects, as traffic northbound from Cloud to Sunrise is not the major traffic flow direction of Sabino Canyon Road from Cloud. And, because the greater Tucson area is west and south of this location. Not North. In fact the traffic congestion is greatest at the area intersections of Tangue Verde at Sabino Canyon Road as well as the intersection of River Road at Sabino Canyon. And, here lies the biggest of the traffic concerns. These two new developments are situated on both the east and west side of Sabino Canyon Road, between these two most congested intersections of Sabino Canyon Road.

Each development is to have an entrance road directly into the development off of Sabino Canyon Road. This will create further traffic problems which the Department of Transportation will then have to address and mitigate with potentially, another traffic light that would likely result with added traffic delays in an already backed up congested traffic line.

This is a proposed infill of 249 rentals on 21 acres. That is 11+ units per acre, and there obviously needs to be additional space for roads within these developments leading to these units. These are proposed to be both two and three bedroom rental units. With 3 people in a unit as an average , that would result in a minimum of 747 additional people. Yes, some may not drive, but even occupancy average of 2 could result in 500 potential commuters, or more likely a potential minimum of 300 cars. This is additional traffic not less.

It was presented that young professionals, and individuals over forty, are the individuals with an interest in renting. These were the profiles given that would be the likely occupants due to its being described as luxury rentals. There will be a limited area of garages built, later to be determined. There is to be just 8 feet between each of the units and 8 feet behind the units for a lawn. This may be considered a more walkable neighborhood, but I would suggest that this would allow you to walk 8 feet to your neighbors or take a park- like walk around the neighborhood, but no place else. There are no sidewalks that would make this a walkable neighborhood to anywhere else, and the distance of approximately a mile to the retail corner of Tangue-Verde and Sabino Canyon Road is not a safe walk .

Bus services only go south along Sabino Canyon Road towards the retail corners of Tangue-Verde, so the better access to businesses that a denser development is suppose to provide will not be available to easily access businesses located in the city. The bus routes are not direct and require too much time for a commuter. Therefore, more cars will likely be in use than the developer profiles. Denser development is suppose to, most of all, decrease urban sprawl. So, this proposal adds crowded congestion, packs the residents close together, seems to be increasing sprawl, by overcrowding with people and cars. This is not an urban area, it is a commuter area, located in the county and is towards the east outskirts of the city.

Additionally, Cloud Road is to also have an entrance for the projected development on the east side of Sabino Canyon Road. This is not a major thoroughfare, in fact, Cloud is a dead end street. It is a major exit for many streets and neighborhoods going to Sabino Canyon Road. But it does have an elementary school that it is located just approximately a mile from the entrance of Sabino Canyon Road. This increase of traffic will further add delays and congestions at both the Sabino Canyon Road intersection, as well as the schoolsite.

Tucson local government has endorsed an infrastructure that makes travel difficult in this city. It is creep and crawl, stop and go on our roadways. Traffic lights are numerous along major commute streets with no inner and outer loop to alleviate traffic congestion and help with traffic flow. Sabino Canyon Road is the furthest east side, north/south road from the north Ina/Sunrise or west River Road for travellers. Our roadways are not well maintained as evidenced by the news of potholes frequently reported. We have very high accident rates as reported by insurance companies. We have many vacant buildings and areas that need to be renovated with urban renewal in our city. (In fact, we have many unoccupied rental properties, as we do not have a strong employment opportunity here.) Tucson no longer makes the annual magazine lists for one of the great places to live or retire. The city has not recruited new businesses or encouraged growth of businesses in order to provide the type of employment opportunities that results in economic and employment growth as seen in Oro Valley and Marana, nor retain its college graduates or other professionals that are already here; especially for the potential renter the developer identified for this type of rental unit and/or cost. In fact, most area college graduates from here leave Tucson. They become the young professionals elsewhere. The city cannot retain them for exisiting local job opportunities. Many cities (Boston is one) have done studies and have identified and created programs to better retain their college graduates. These are known facts, constantly reported in our local media, and the local government asks us to share the burden and provide the data. Perhaps the local government could look at doing things differently than doing the same thing over and over...expecting a different result.

Infill is fine, but to crowd the property, to further congest and squeeze the areas so that road safety and neighborhood harmony is jeopardized -is not good planning. 249 rentals on 21 acres is nonsensicle. This denser deveopment is not meeting the defined criteria of what an infill is suppose to give us. It is not a walkable neighborhood, as it is surrounded by major roads without sidewalks, and has very limited transportation access to area and city businesses which therefore, will not result in less driving but more. Currently the public transportation is not only limited, but currently underutilized; as we see the all but empty buses on Cloud each day. Why the empty buses? We are too far away from businesses within the urban sprawl of Tucson. This proposal does not decrease urban sprawl in Tucson, it is in the county, and not an urban area. This proposed development can only add to overcrowding and more expenses for the additional roads and services.

As one woman said, she did not have a problem with development, she had a problem with a development that is not thoughtfully done. This has not been thoughtfully done as it does not meet the defined benefits of more walkable

neighborhoods, better access to businesses, less driving due to public transit, and most of all decreased sprawl.

Where is the benefit for the community?

Deborah Davis

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:28 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Greenberg, Jeff L - (jeff) [mailto:jeff@email.arizona.edu]
Sent: Sunday, February 23, 2014 12:19 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Cc: SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you.

Name: Jeff Greenberg
Address: 7821 E. Knollwood Terrace, Tucosn, Az 85750
Subdivision or HOA name:Sabino Vista

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:51 AM
To: David Petersen
Subject: FW: OPPOSE Sabino Canyon/Knollwood Dr/Cloud Rd property

From: Mary E Greenberg [mailto:Mary.Greenberg@nau.edu]
Sent: Monday, February 24, 2014 8:30 AM
To: District5; SabinoJointNeighborhoods@comcast.net; District4; DSD Planning; Chris Poirier; District1; DIST2; District3
Subject: OPPOSE Sabino Canyon/Knollwood Dr/Cloud Rd property

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, I do think that the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. My family enjoys walking, running and biking through the peaceful and scenic neighborhood streets and washes.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and more importantly does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Liz Greenberg

Address:7821 E Knollwood Terrace

Subdivision or HOA name: Sabino Vista

Liz Greenberg, PhD, RN-BC, C-TNP
Assistant Clinical Professor
Northern Arizona University School of Nursing
Tucson, Arizona
520-879-7955
mary.greenberg@nau.edu

One love. One heart
Let's get together and feel alright.
Bob Marley
https://www.youtube.com/watch?v=vdB-8eLEW8g&feature=kp

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 9:42 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Eric Stern [mailto:esstern24@yahoo.com]
Sent: Monday, February 24, 2014 9:03 AM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers.

Eric & Christine Stern (Concerned Citizens)
8259 E Big Horn Trail
Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 9:42 AM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Monday, February 24, 2014 9:42 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Please see forwarded message below.

From: "Diane Seifried" <rdseif@comcast.net>
To: "Sabino Joint Neighborhoods Committee" <SabinoJointNeighborhoods@comcast.net>
Sent: Monday, February 24, 2014 9:17:42 AM

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Robert & Diane Seifried
7840 E. Highview Place
Tucson, Arizona 85750

Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Stephen G. Scalese [mailto:stephen@anewmind.net]
Sent: Monday, February 24, 2014 8:10 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Cc: sabinojointneighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Steve and Fran Scalese

Address: 7145 E. Chorro Circle

Subdivision or HOA name: Via del Rio

The Institute for Creative Living
Transform Your Life
With
ANewMind.Net

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:50 AM
To: David Petersen
Subject: FW: OPPOSE Rezoning of Sabino Canyon Road between Knollwood and Cloud

From: Patty LeCompte [mailto:pattyslecompte@gmail.com]
Sent: Monday, February 24, 2014 2:03 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: OPPOSE Rezoning of Sabino Canyon Road between Knollwood and Cloud

I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Patty Smith LeCompte
6961 East Acoma Place
Tucson Arizona 85715

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Sharon Brower [mailto:dlbrower@comcast.net]
Sent: Sunday, February 23, 2014 10:47 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Deseo
at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to
deny this rezoning application.

Thank you.

Name:

Address:

Subdivision
or HOA name:

Sharon Brower
4921 N Siesta Dr
Hidden Valley

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Garey Hayden [mailto:tucsongarey@comcast.net]
Sent: Sunday, February 23, 2014 9:01 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Garey and Cookie Hayden

8330 East Cloud Road

La Cienga Homeowners Association

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Deanne Perry [mailto:perryfamilyaz@comcast.net]
Sent: Sunday, February 23, 2014 8:47 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Deanne & Brian Perry

Address: 3640 N River Ridge Place, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 8:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: bkalpin@yahoo.com [mailto:bkalpin@yahoo.com]
Sent: Sunday, February 23, 2014 7:55 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request that you deny this rezoning application. You will turn a very suburban area into a more densely populated and congested area.

Thank you.
Diane Bart

Name:
8412 E Tourmaline Drive
Address:
Hidden Valley

Subdivision or HOA name:

Sent from my iPad

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:43 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: emily mazur [mailto:etmazur@excite.com]
Sent: Monday, February 24, 2014 8:39 AM
To: DSD Planning
Cc: SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Arlan Colton, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Emily T Mazur

Address: 7218 E Onda Circle

Subdivision or HOA name: Villa del Rio (since 1996)

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:29 AM
To: David Petersen
Subject: FW: A Serious Mistake ... High Density Development .. Sabino Canyon & Cloud/Knollwood

From: Norman [mailto:norman.johnsen@comcast.net]
Sent: Sunday, February 23, 2014 7:49 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: A Serious Mistake ... High Density Development .. Sabino Canyon & Cloud/Knollwood

IT IS A SERIOUS MISTAKE TO ALLOW THE HIGH DENSITY HOUSING PROPOSED FOR THIS PROPERTY.

YBG - IBG

Know the expression? It is the thinking of government and industry when making self-serving decisions that are not popular with the public.

YOU'LL BE GONE and I'LL BE GONE.

YOU AND I WILL NOT HAVE TO DEAL WITH THE MESS

Those who live in the Sabino Developments will be stuck with the consequences of your decisions ... Traffic congestion, accidents, noise, crime, pollution and so on..

For nearly 40 years I have lived in a Zuckerman-Arena home in Sabino Vista Heights.. Since then other developers have built homes that are in-keeping with the design for this area. I thank them for that. I also credit county officials then in office for resisting efforts to make it more dense. On the other hand your predecessors made a YBG-IBG decision which today you have to live with in your planning and operations. I refer to the minimum width of Kolb Road between the Sabino Canyon Junction and Sunrise. Don't you wish that winding, narrow road was wider? Safer? Wish you could add another lane? Was there a developer-county deal? "You accept a narrower road. We get the land and pay for the road?"

Do the right thing. Significantly reduce the density. Maintain the character of our Sabino neighborhoods

Norman Johnsen

Sabino Vista Heights

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:29 AM
To: David Petersen
Subject: FW: (no subject)

From: BMILLER310@aol.com [mailto:BMILLER310@aol.com]
Sent: Sunday, February 23, 2014 4:40 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: (no subject)

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. The planned development which has prompted this rezoning request is not compatible with our area.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bruce Miller

Address: 3770 N. Knollwood Circle

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:29 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Dick Woodward [mailto:dickw3@comcast.net]
Sent: Sunday, February 23, 2014 3:10 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Richard Woodward

Address:3765 N. Creekside Pl., Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

OLLI "Because curiosity never retires"
Osher Lifelong Learning Institute at The University of Arizona
More info at: olli.arizona.edu

Supervisors/Directors:

I am writing/emailing you to express my concern and total opposition to the rezoning application for 179 new rental homes on the 15 acres east of Sabino Canyon Road between Knollwood Drive and Cloud Road. I am especially in opposition to the proposed entrance/exit on Knollwood Drive. That particular road is one of only two entrances to the entire division of homes in the area and an added flow of traffic onto a lane, as it should be more aptly described, will overload the road and introduce an unwanted safety factor for the kids living in the neighborhood.

Second, I don't know why you are allowing 179 high density rentals in an area that is composed mostly of single family dwellings with good size yards and are a source of good tax revenue already. It seems that the greed of getting more smaller tax revenues and driving a good neighborhood down is more appealing than some other type of matching zoning. Instead of high density hovels, why not more good homes for families of the same type that already exist in the neighborhood?

Additionally, Knollwood Drive is already in need of repair as are all the roads in the Sabino community and you seek to add more traffic to a deteriorated road structure. The feeder roads of Sabino Canyon and River are also overloaded and you seek to add more congestion while the county lowers the speed limit on River, one of the only cross town access roads.

In short, I see tax greed as the only driver for this planned development and its traffic plan as totally insufficient. How about using your money to fix the roads where I have heard you need over 200 million to catch up with road repair that you all delayed and delayed until the amount needed became catastrophic.

Stop working against citizens in the community and start doing what you were elected to do, i.e. spend money on fixing things that the public wants. The potholes in Tucson are a disgrace.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:27 AM
To: David Petersen
Subject: FW: RE: Concern of Rezoning application for 179 new rental homes on 15 acres east of Sabino Canyon Road, between Knollwood Dr and Cloud Rd.

From: Deborah Davis [mailto:deborahdoakdavis@gmail.com]
Sent: Saturday, February 22, 2014 4:09 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Fwd: RE: Concern of Rezoning application for 179 new rental homes on 15 acres east of Sabino Canyon Road, between Knollwood Dr and Cloud Rd.

I have expressed my opinions previously, and have forwatded on those concerns and protests to the disregard for the space, views, water table, and traffic congestion. I have also dissputed the premise for which this rental communith has been positioned. It is flawed and I believe untrue. This is not about luxury units, young professionals, and walkable neighborhoods as the builder has touted for us to believe. This is a deployable use of the area, any will result in more added expenses for the city, county and taxpayers. A price for an eyesore, a waste of a beautiful area view and a strain on our water resoursces. I ask how is it that another development in this same time span was able to have the development overturned and quashed by water constraints? It is reported that we will not have enough water here in the area by 2025.

The idea/guidelines of cities to desires to preserve and enhance the undeveloped rural lands, maintaining and reinforcing the character, existing scenic views and vistas is not taken into any consideration when allowing for such a gross density of so many units in such a small space. 179 units, rentals and transient occupants, on 15 acres is not going to be sustained without employment opportunities and economic growth here. There is approximately a 50% vacancy rate of available apartments in this area currently.

---------- Forwarded message ----------
From: "Deborah Davis" <deborahdoakdavis@gmail.com>
Date: Sep 9, 2013 11:02 AM
Subject: RE: Tangue Verde - Sabino Canyon Infill Arizona Star article August 30,2013
To: "Joseph Cuffari" <Joseph.Cuffari@pima.gov>
Cc:

Thank you very much for your prompt response and information. It is greatly appreciated!

Deborah Davis

On Sep 9, 2013 9:32 AM, "Joseph Cuffari" <Joseph.Cuffari@pima.gov> wrote:

Ms. Davis,

I will be happy to address your questions regarding the proposed comprehensive plan amendment regarding the infill along Sabino Canyon and Cloud roads.

1. "Can you tell me what data is presently being used for the Step 1 vote on approval?"

    a. The data being used for the Step 1 approval is based on the Pima County Planning and Zoning Commission staff report (attached: C07-13-01 Sabino Plan Amendment). This document is a compilation of information from the Pima County Development Services Department and the applicant Bob Gugino. This information will be presented to Supervisor Miller and the Board of Supervisors at the September 17, 2103 Board Meeting.

2. "...[D]oes the rezoning or comprehensive plan that in Step 1 had been approved, does it get modified, or not approved?"

    a. If the comprehensive plan is denied by the Board of Supervisors in the Step 1 process, the applicant has the choice to resubmit his application in the 2014 Amendment Program cycle. His 2014 application will need to be received by the Development Services Department between the first working day of February and the last working day of April 2014 (attached: Comprehensive Plan Amendment Program).

3. "I would like to know where the developers data and analysis of water, traffic, sewer, safety and environmental etc., is located; showing that this is a viable enterprise"

    a. All of the informational analysis and responses are contained in the Planning and Zoning Commission staff report (attached: Co7-13-01 Sabino Plan Amendment). Any further questions can be answered by Chris Poirier of the Development Services Department. He can be reached at 724-6596.

If the Comprehensive Plan Amendment is approved by the Board of Supervisors at the September 17, 2013 Board meeting, the site will then go through a re-zoning process to change the site to proposed Commercial-Residential, Mixed Use Dwelling (attached: CR-4 Mixed Dwelling code).

All letters of support and opposition that have been received by Supervisor Miller, the Development Services Department, and the Clerk of the Board, will be included as back-up material for the September 17, 2013 Board meeting.

I will be happy to answer any other questions you may have. I can be reached at 724-2738.

Thanks,

Joseph Cuffari

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:27 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: ann@quigley.us [mailto:ann@quigley.us]
Sent: Saturday, February 22, 2014 12:53 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Ann Quigley

Address: 3019 N Placita Fuente

Subdivision or HOA name: Villa del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:27 AM
To: David Petersen
Subject: FW: Avilla East

From: Larry & Virginia Mann [mailto:rojoman@comcast.net]
Sent: Saturday, February 22, 2014 12:10 PM
To: SabinoJointNeighborhoods@comcast.net; District5; District4; District3; DIST2; District1; Chris Poirier; DSD Planning
Subject: Avilla East

Dear Sirs:

I have lived in Villa del Rio sub-division for over 28 years. During this time I have experienced an increasing flow of traffic coming from the north. I now find that it can take 5 to 7 minutes to make a left turn onto Sabino Canyon Road from Villa del Rio. In addition it is frequently a mad dash to squeeze into traffic traveling at over 50 MPH going south. By adding more high density housing to the area north of Villa del Rio, I believe this creates an even more hazardous situation not only to our sub-division, but to all of the sub-divisions south of Cloud Road that feed into Sabino Canyon Road. It should also be considered that many of the residents of the above mentioned communities are elderly and not the best drivers, making the high density traffic even more hazardous. I think you should give very careful consideration to the high traffic on Sabino Canyon Road that already exists, before you approve even more high density housing.

Thank you for your consideration, I am,

Sincerely yours,

Larry I. Mann, MD

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:27 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: HAWKJHS@aol.com [mailto:HAWKJHS@aol.com]
Sent: Friday, February 21, 2014 7:28 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5; hawkjhs@aol.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Dear Chris Poirier, Please vote "NO" to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. This will directly effect a well established area that not only retains its original beauty but is the gateway to Sabino Canyon. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. This will be another walled community who will build its walls right up on the road. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:

Respectfully,
Jim and Marilyn Slagle

7302 E. Calle Aggerida - Sabino Vista 85750
23 year residents

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:26 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Bill Cirrito [mailto:carefree@ultrasw.com]
Sent: Friday, February 21, 2014 5:09 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Joan Cirrito

Address: 4131 N. Calle bartinez

Subdivision or HOA name: Sabino Shadows

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, February 24, 2014 8:26 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: MPAUL825@aol.com [mailto:MPAUL825@aol.com]
Sent: Friday, February 21, 2014 5:08 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Paul T. Martin
7622 E. Calle Los Arboles
Tucson AZ 85750

David Petersen

From: Chris Poirier
Sent: Monday, February 24, 2014 9:44 AM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Monday, February 24, 2014 9:42 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Please see forwarded message below.

From: "Diane Seifried" <rdseif@comcast.net>
To: "Sabino Joint Neighborhoods Committee" <SabinoJointNeighborhoods@comcast.net>
Sent: Monday, February 24, 2014 9:17:42 AM

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Robert & Diane Seifried
7840 E. Highview Place
Tucson, Arizona 85750

Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Wednesday, January 22, 2014 3:52 PM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Barbara Brendel [mailto:bbkbre@juno.com]
Sent: Wednesday, January 22, 2014 3:41 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We have lived in Sabino Vista since 1972. We were drawn to this area because of its natural desert beauty and the quiet suburban atmosphere.

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Klaus & Barbara Brendel
3231 N. Manor Dr.
Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 22, 2014 1:05 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Greg Coleman [mailto:grgcoleman@aol.com]
Sent: Wednesday, January 22, 2014 12:40 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive na tural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPhone

David Petersen

From: Chris Poirier
Sent: Wednesday, January 22, 2014 11:53 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Ron Gavlick [mailto:rmgavlick@gmail.com]
Sent: Wednesday, January 22, 2014 10:11 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Ron & Ann Gavlick

Address: 7709 E Oakwood Circle

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Wednesday, January 22, 2014 11:51 AM
To: David Petersen
Subject: FW: rezoning application SabiCanyon/Knollwood/Cloud Road property

From: Jerry Goldstein [mailto:aberlanger7@comcast.net]
Sent: Wednesday, January 22, 2014 8:51 AM
To: Chris Poirier
Subject: rezoning application SabiCanyon/Knollwood/Cloud Road property

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Gerald and Arleen Goldstein

Address:3401 N. Camino Esplanade

Subdivision or HOA name: Sabino Vista Homeowners Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 22, 2014 11:28 AM
To: David Petersen
Subject: FW: WE OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Wendy Rees [mailto:wrees@comcast.net]
Sent: Wednesday, January 22, 2014 11:20 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: WE OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors, including children, enjoy walking, running and biking through the peaceful and scenic neighborhood streets. It is this very environment that attracted us to the Sabino Canyon Rd area when we moved to Tucson from Los Angeles 21 years ago; the quiet, rural ambiance void of rogue development and commercialism, the SAFE neighborhood with elementary school supported by a tight knit, stable and active home OWNERS community concerned with protecting its excellent home values and peaceful suburban lifestyle.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Traffic is already at an all-time high in this area where there are NO alternate routes for traveling in or out of the Sabino Canyon/Cloud/Knollwood areas. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. This is not only unacceptable, but irresponsible.

We respectfully request you to deny this rezoning application.

Thank you.

Name: Jay C. Rees & Wendy Rees

Address: 3441 N. Camino Esplanade, Tucson, AZ 85750

Subdivision or HOA name: Sabino Vista Homeowners Association, Inc.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 22, 2014 8:23 AM
To: David Petersen
Subject: FW: Rezoning

From: Sandells [mailto:2SandellsAZ@comcast.net]
Sent: Monday, January 20, 2014 2:57 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Rezoning

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Bonnie L. Sandell
3689 N. River Canyon Rd.
Tucson, AZ 85750
Sabino Vista Village H.O.A.

David Petersen

From: Chris Poirier
Sent: Wednesday, January 22, 2014 8:12 AM
To: David Petersen
Subject: FW: I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

From: weezy1099@comcast.net [mailto:weezy1099@comcast.net]
Sent: Tuesday, January 21, 2014 3:36 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,
I want to go on record as opposing the rezoning of the 15+ acre parcel on the east side of Sabino Canyon Rd. between Knollwood Dr. and Cloud Rd. In addition, I specifically object to the proposed development of 157 residential units on this parcel. While I understand the desire to develop this parcel and the need to provide for a growing population in Pima County, I feel that there are many serious flaws with the development as proposed, including:

- **Density** at 11.8 RAC far exceeds the approximate RAC of 2.5 for the Sabino Creek neighborhood, in which I live and which abuts the proposed development to the N and NW.
- **Design** is not in keeping with surrounding lower density developments. Specifically, the dense, walled, and gated development will be in severe contrast with the community feel and sense of place of the Sabino Creek neighborhood, for which for walking and biking are popular activities.
- **Bufferyards** are nearly non-existent, and the calculations shown seem to take credit for the existing backyard spaces of adjacent neighborhoods.
- **Wildlife** - The proposed development makes no provisions for the diverse wildlife that has been documented in the area
- **Traffic** estimates for Sabino Canyon are based on 5 year old data, and significantly underestimate current traffic as reported on Pima County's monitoring system, let alone the addition of this and the two other parcels along Sabino Canyon that have already been approved, but not as yet completed.
- **Traffic Concurrency** - though concurrency is claimed, the proposal routes a portion of egress traffic onto Knollwood, which is a local street that provides access to the Sabino Creek and Sabino Vista neighborhoods.
- **Traffic Safety** - The proposed egress onto Knollwood will add cross-traffic in a flow-through area that has been modified several times to separate flows and mitigate existing hazards.
- **Colors, Views** - The colors proposed differ significantly from adjoining neighborhoods, and will detract from the views along an otherwise scenic corridor.
- **Concessions** - Though the proposal does mention some concessions made in the design, they primarily address the neighborhood to the east of the development (Sabino Vista). The developer has not made similar attempts to address the concerns expressed by myself and the residents of the Sabino Creek neighborhood.

As I stated, I do understand that this area should and will be developed. I just want to express my concern that this particular proposal does not do enough to ensure that the development is in compliance with the spirit of the Growing Smarter Act and Pima County's own development guidelines

Sincerely and respectfully,

James D. Entwistle
N. Sabino Creek Pl.
Tucson, AZ

Subdivision or HOA name: Sabino Creek

David Petersen

From: Chris Poirier
Sent: Wednesday, January 22, 2014 8:13 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Mike Blake [mailto:mike73blake@gmail.com]
Sent: Tuesday, January 21, 2014 7:11 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Michael Blake

Address:3401 N Camino Suerte, Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 22, 2014 8:21 AM
To: David Petersen
Subject: FW: Please don't rezone 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Cerino Katherine [mailto:kcerino@gmail.com]
Sent: Friday, January 17, 2014 4:45 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Please don't rezone 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Enough is enough!

I am writing to inform you that I STRONGLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. It should stay that way.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Katherine Cerino
8451 E Tourmaline Dr
Hidden Valley Subdivision
Tucson AZ 85750
520-907-0884

kcerino@gmail.com

David Petersen

From: Chris Cooper <chris_cooper51@msn.com>
Sent: Sunday, January 19, 2014 10:00 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad

David Petersen

From: Christine Longo <clongo@fairwaymc.com>
Sent: Monday, January 20, 2014 8:34 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: Protest - Sabino Canyon Road high density development

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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I respectfully request you to deny this rezoning application.

Thank you.

Christine Longo
7311 E Calle Los Arboles
Sabino Vista Subdivision

Christine Longo | Prequalification to contract | nmls#1126224 | email: clongo@fairwaymc.com | phone: 520.258.5093
THE FRANKS TEAM | FAIRWAY INDEPENDENT MORTGAGE
Gary Franks | Mortgage Banker | nmls #206759 | email: gfranks@fairwaymc.com | phone: 520.258.5093
Kathy Crow | Contract to close | nmls#2108607 | email: kcrow@fairwaymc.com | phone: 520.258.4081
Katie Malinowski | Marketing | email: kmalinowski@fairwaymc.com | phone: 520.258.5087
www.GaryFranksMortgageSolutions.com

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David Petersen

From: David Dameron <david.dameron5@gmail.com>
Sent: Monday, January 20, 2014 12:56 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net; David Dameron; Joan Dameron
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.
David and Joan Dameron
3768 N Sabino Ridge Pl
Tucson, AZ 85750
Subdivision/HOA name: Sabino Creek

David Petersen

From: Patrick Hopkins <path1968@comcast.net>
Sent: Monday, January 20, 2014 9:22 PM
To: DSD Planning
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Patrick Hopkins

Address: 7450 E Calle Brisas

Subdivision or HOA name: Sabino Vista

David Petersen

From: Sharon Johnson <johnsontucson@gmail.com>
Sent: Tuesday, January 21, 2014 6:57 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do oppose the development of this property, I understand that some change is inevitable. The planned development which has prompted this rezoning request is certainly not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. My husband and I are walkers and bikers. Our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets- despite the deplorable conditions of our roads and walking trails in the area. Traffic is already a major factor in our lack of interest in biking in the area which is unfortunate as it is one of the reasons we chose Tucson and this particular area to but our home.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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Already the traffic problems here at peak hours are horrific. I respectfully request you to deny this rezoning application.

Thank you.

Name: Sharon and Rick Johnson

Address: 8021 East Alteza Vista, Tucson, AZ 85750

Subdivision or HOA name: Hacienda Del Joven

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:26 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Suess, Julie A - (jsuess) [mailto:jsuess@email.arizona.edu]
Sent: Tuesday, January 21, 2014 7:30 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; 'SabinoJointNeighborhoods@comcast.net'
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Julie Suess/Spencer Kolb

Address: 7530 E Sabino Vista Dr Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

Thank you,
Julie Suess/Spencer Kolb
jsuess@email.arizona.edu

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:26 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sharon Johnson [mailto:johnsontucson@gmail.com]
Sent: Tuesday, January 21, 2014 6:57 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do oppose the development of this property, I understand that some change is inevitable. The planned development which has prompted this rezoning request is certainly not compatible with our area.

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Already the traffic problems here at peak hours are horrific. I respectfully request you to deny this rezoning application.

Thank you.

Name: Sharon and Rick Johnson

Address: 8021 East Alteza Vista, Tucson, AZ 85750

Subdivision or HOA name: Hacienda Del Joven

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:25 AM
To: David Petersen
Subject: FW: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Patrick Hopkins [mailto:path1968@comcast.net]
Sent: Monday, January 20, 2014 9:20 PM
To: Chris Poirier
Subject: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Patrick Hopkins

Address: 7450 E Calle Brisas

Subdivision or HOA name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: yalkowsky@aol.com [mailto:yalkowsky@aol.com]
Sent: Monday, January 20, 2014 9:16 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Scott Fisher [mailto:scottfisheraz@comcast.net]
Sent: Monday, January 20, 2014 6:26 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Scott and Karen Fisher

7860 E. Camino Los Brazos
Tucson, AZ 85750

Sabino Vista Home Owner

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:25 AM
To: David Petersen
Subject: FW: Substitute your name & address to forward

From: Sgrubsnar@aol.com [mailto:Sgrubsnar@aol.com]
Sent: Monday, January 20, 2014 5:31 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Fwd: Substitute your name & address to forward

To: planning@dsd.pima.gov, chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net
Sent: Monday, January 20, 2014 2:56:40 PM
Subject: Rezoning

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Sally Ransburg
3685 N. River Canyon Rd. Tucson, AZ 85750 Sabino Vista Village H.O.A.

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: yalkowsky@aol.com [mailto:yalkowsky@aol.com]
Sent: Monday, January 20, 2014 3:45 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:24 AM
To: David Petersen
Subject: FW: Rezoning

From: Sandells [mailto:2SandellsAZ@comcast.net]
Sent: Monday, January 20, 2014 2:57 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Rezoning

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Bonnie L. Sandell
3689 N. River Canyon Rd.
Tucson, AZ 85750
Sabino Vista Village H.O.A.

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: David Dameron [mailto:david.dameron5@gmail.com]
Sent: Monday, January 20, 2014 12:56 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net; David Dameron; Joan Dameron
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.
David and Joan Dameron
3768 N Sabino Ridge Pl
Tucson, AZ 85750
Subdivision/HOA name: Sabino Creek

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:24 AM
To: David Petersen
Subject: FW: Letter to be Delivered
Attachments: 1-20-14 Letter to Ally Miller with copies to Pima County Staff and Supervisors.docx

From: Gilbert Williams [mailto:docebel50@hotmail.com]
Sent: Monday, January 20, 2014 9:02 AM
To: District1
Cc: District3; Robin Brigode; District5; DIST2; Arlan Colton; Chris Poirier; District4
Subject: Letter to be Delivered

Dear Ms. Miller,

My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

I have attached a letter I intend to deliver to you tomorrow at the meeting. I will also be providing copies of this signed letter to each of the Supervisors at the meeting. Finally, I will be forwarding this e-mail message to the other Supervisors and to selected staff of Pima County.

I hope you will have time to read this letter and give due consideration to our protest of amending the Pima County Comprehensive Plan on this piece of property. It is already zoned at the LIU level. We can live with this and do not protest development on this acreage at this level within the guidelines of Comprehensive Lands System.

We trust that you and your counterparts will vote not to continue discussion on this property and, in turn, vote to deny Mr. Portner's request to amend the Pima County Comprehensive Plan with respect to this property. We bought our home, bordering this property, knowing the status of the Comprehensive Plan and zoning, and fully expect that this remain unchanged.

Sincerely,

Gilbert Williams

January 20, 2014

Ms. Ally Miller
Supervisor, District 1
Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, Arizona 85701-1317

Dear Supervisor Miller,

My wife and I are writing to protest the request from Mr. Portner, representing Red Point Development, for a continuance of the discussion of his proposal before the Board of Supervisors to amend the Comprehensive Plan, allowing the property referenced as Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT to be considered for a zoning change from the current Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Frankly, we consider the delay of these discussions to be unnecessary. Allow us to recount the following compelling facts:

- On September 25, 3013 the Planning and Zoning Commission voted to deny Mr. Portner's request to amend the Pima County Comprehensive Plan with respect to 4 properties and forwarded the resultant recommendation to the Board of Supervisors. Votes were tallied on these 4 properties individually. The vote to deny the request to amend the Comprehensive Plan associated with the parcel adjacent to our home (Co7-13-06) was a resounding 6 – 1.

- Numerous letters and overwhelming public comments protesting this amendment have been shared with the Board of Supervisors before, during and since the November 19, 2013 Public Hearing.

- A petition with over 60 signatures protesting the amendment to the Comprehensive Plan was submitted to Board of Supervisors.

In spite of the recommendation of the Planning and Zoning commission, the written and verbal protests from us and our neighbors, the Board of Supervisors continued the discussion of Mr. Portner's proposed amendments until January 21, 2014. This continuance was offered along with a charge to Mr. Portner of meeting with the Coalition for Sonoran Desert Protection. In fact, my wife and I, along with a number of our neighbors, left the November 19th hearing with the understanding that we would be invited to participate. To our knowledge so such meeting has taken place.

Now, Mr. Portner has requested yet an additional continuance until February 18th. Ms. Miller, it is time to put this issue to rest. It is unfair to us to continue to return to these meetings which are disruptive to our lives, especially to those who work and have families.

We, along with some of our neighbors, have recently received an invitation to a "Comprehensive Plan Amendment Neighborhood Meeting" on January 30, 2014 described as "a conceptual exercise and public review process that is required before we can ever proceed with any future detailed plans."

Participation in such a meeting would be a blatant admission that the alteration of the Comprehensive Plan and the rezoning of each of this property is a fait accompli. For emphasis, the definition of this term is "something done or already in effect, making opposition or argument useless."

Please understand that our protest of the alteration of the Comprehensive Plan does not deny the opportunity for the current or future owner of the land in question to proceed with development. We purchased our property with full knowledge that the parcel behind our home was zoned to allow 3 homes on each 10 acres (LIU). Although not our dream, we can live with this. What we protest is an amendment to the Comprehensive Plan which would allow rezoning to accommodate 10 homes per acre on this parcel (MIU). This amounts to a quantum and untenable change from the possibility of 9 homes being constructed on this parcel to a total of 300!

My wife and I will be at the meeting on January 21st. We do not wish to return. However if there is a February 18th meeting or any future meetings, we will be there, patiently waiting our turn to protest the amendment to the Comprehensive Plan, no matter how burdensome and disruptive to our lives this may continue to be.

Again, Ms. Miller, we oppose and protest the amendment of the Comprehensive Plan. Please vote to keep it as it is and deny an additional continuance to this discussion.

Sincerely,

Gilbert "Doc" and Izabel Williams
8747 N. Maya Court
Tucson, Arizona 85742

Phone: (520) 219-0559
E-mail: docebel50@hotmail.com

c Ramón Valadez, District 2 (Chairman)
Sharon Bronson, District 3
Ray Carroll, District 4
Richard Elías, District 5

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:24 AM
To: David Petersen
Subject: FW: Protest - Sabino Canyon Road high density development

Follow Up Flag: Follow up
Flag Status: Flagged

From: Christine Longo [mailto:clongo@fairwaymc.com]
Sent: Monday, January 20, 2014 8:34 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: Protest - Sabino Canyon Road high density development

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Christine Longo
7311 E Calle Los Arboles
Sabino Vista Subdivision

Christine Longo | Prequalification to contract | nmls#[illegible] | email: clongo@fairwaymc.com | phone: 520.258.5093
THE FRANKS TEAM | FAIRWAY INDEPENDENT MORTGAGE
Gary Franks | Mortgage Banker | nmls #206759 | email: gfranks@fairwaymc.com | phone: 520.258.5093
Kathy Crow | Contract to close | nmls#2108607 | email: kcrow@fairwaymc.com | phone: 520.258.4081

Katie Malinowski | Marketing | email: kmalinowski@fairwaymc.com | phone: 520.268.5087
[illegible] | www.GaryFranksMortgageSolutions.com
[illegible]

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David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Chris Cooper [mailto:chris_cooper51@msn.com]
Sent: Sunday, January 19, 2014 10:00 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3, District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Anne Pingo [mailto:arpingo@comcast.net]
Sent: Sunday, January 19, 2014 3:03 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: John and Anne Pingo

Address: 8060 E Paseo De Beatriz

Subdivision or HOA name: Hacienda Del Joven Estates

Sent from my iPhone

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: VERY STRONG OPPOSITION to the proposed rezoning of the parcel on the east side of Sabino between Knollwood Dr. and Cloud Rd.

-----Original Message-----
From: Rene Coy [mailto:norenec44@gmail.com]
Sent: Sunday, January 19, 2014 7:48 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: VERY STRONG OPPOSITiON to the proposed rezoning of the parcel on the east side of Sabino between Knollwood Dr. and Cloud Rd.

Dear Pima County Supervisors and Planning and Zoning Commission Members,

I am writing this to state my VERY STRONG OPPOSITION to the rezoning of the above mentioned parcel for the following reasons:

1. Under current zoning this parcel could have a maximum of 4 houses built on it. To go from 4 to 179 housing units is an increase by a factor of almost 45. This isn't a re-zoning, this is a complete capitulation of Pima County zoning.

2. It is patently unfair to the previous owner(s) who sold the property thinking its value was based on a maximum 4 build-able lots.

3. Zoning law, like civil and criminal law is largely based on precedent. If you establish the precedent of completely quashing existing zoning, how are you going to say "No" to the next developer and his attorneys who will certainly be arguing the precedent you have set.

4. Obviously this project would create jobs and be an economic boost. However construction jobs and the concomitant economic boost tend to be site specific and can be over when the project is completed.

5. The developer apparently feels that we need an additional 179 luxury rental units, yet most luxury rental housing/apartment complexes in the area have vacancy signs and/or first month rent free. Seemingly we have an abundance of vacant luxury rental apartments, without adding any more.

5. I live in Hidden Valley, and one of the reasons I chose to live there was the enjoyment I got from leaving the congestion of the city. I would like the zoning to remain unchanged so the congestion doesn't follow me home.

Please vote NO on this rezoning request.

Sincerely,

Norene Coy
Hidden Valley

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: We are opposed to the rezoning of Sabino Canyon/ Knollwood

From: Elyse Wexler [mailto:ewexler@aol.com]
Sent: Sunday, January 19, 2014 7:17 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: We are opposed to the rezoning of Sabino Canyon/ Knollwood

Dear Supervisors and Planning directors,
My wife and I are are opposed to the rezoning of the Sabino canyon/Knollwood area lands. It will cause congestion in the area, traffic problems, and drive down property values. We are voters and we have lots of friends in other districts. Let it be known our future votes will take into account your actions on this issue.

Sincerely.
Douglas and Elyse Wexler

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jeepski [mailto:jeepski@hotmail.com]
Sent: Sunday, January 19, 2014 2:31 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Name:Timothy and Mary Jablonski

Address:3160 N. Elena Maria

Subdivision or HOA name:
LaCienega

Sent from my Verizon Wireless 4G LTE smartphone

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: wilbur french [mailto:wilandjanice@gmail.com]
Sent: Saturday, January 18, 2014 5:43 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Wilbur and Janice French

Address: 7734 East Oakwood Circle 85750

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: VERY STRONG OPPOSITION to the proposed rezoning of the parcel on the east side of Sabino between Knollwood Dr. and Cloud Rd.

-----Original Message-----
From: Norene & Tod Coy [mailto:coy8365@gmail.com]
Sent: Saturday, January 18, 2014 5:38 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: VERY STRONG OPPOSITION to the proposed rezoning of the parcel on the east side of Sabino between Knollwood Dr. and Cloud Rd.

Dear Pima County Supervisors and Planning and Zoning Commission Members,

I am writing this to state my VERY STRONG OPPOSITION to the rezoning of the above mentioned parcel for the following reasons:

1. Under current zoning this parcel could have a maximum of 4 houses built on it. To go from 4 to 179 housing units is an increase by a factor of almost 45. This isn't a re-zoning, this is a complete capitulation of Pima County zoning.

2. It is patently unfair to the previous owner(s) who sold the property thinking its value was based on a maximum 4 build-able lots.

3. Zoning law, like civil and criminal law is largely based on precedent. If you establish the precedent of completely quashing existing zoning, how are you going to say "No" to the next developer and his attorneys who will certainly be arguing the precedent you have set.

4. Obviously this project would create jobs and be an economic boost. However construction jobs and the concomitant economic boost tend to be site specific and can be over when the project is completed.

5. The developer apparently feels that we need an additional 179 luxury rental units, yet most luxury rental housing/apartment complexes in the area have vacancy signs and/or first month rent free. Seemingly we have an abundance of vacant luxury rental apartments, without adding any more.

5. I live in Hidden Valley, and one of the reasons I chose to live there was the enjoyment I got from leaving the congestion of the city. I would like the zoning to remain unchanged so the congestion doesn't follow me home.

Please vote NO on this rezoning request.

Sincerely,

E. Tod Coy
Hidden Valley

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:23 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Kim Carson [mailto:kkcarson@earthlink.net]
Sent: Saturday, January 18, 2014 10:41 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: John & Kimberly Carson

Address: 3773 N Sandrock Place

Subdivision or HOA name: Sabino Creek

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:22 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Goldman, Barry M - (bgoldman) [mailto:bgoldman@email.arizona.edu]
Sent: Friday, January 17, 2014 9:57 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:
Barry Goldman
Address:
3783 N Knollwood Cl
Subdivision or HOA name:

Sabino Knolls

Sent from my iPhone

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:22 AM
To: David Petersen
Subject: FW: Rezoning

From: paulazinsser@aol.com [mailto:paulazinsser@aol.com]
Sent: Friday, January 17, 2014 5:07 PM
To: Chris Poirier; dstrict4@pima.gov
Subject: Rezoning

Subject: Rezoning
January 17,2014

Subject: Protest email against Sabino Canyon Rd high density development

I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

There are only two ways to get in and out of Hidden Valley: across Sunrise and down Sabino Canyon Road. Do not allow a bottleneck to be created.

Thank you.

Paula Zinsser
hidden valley home owners association,
85750

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:22 AM
To: David Petersen
Subject: FW: Please don't rezone 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Cerino Katherine [mailto:kcerino@gmail.com]
Sent: Friday, January 17, 2014 4:45 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Please don't rezone 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Enough is enough!

I am writing to inform you that I STRONGLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. It should stay that way.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Katherine Cerino
8451 E Tourmaline Dr
Hidden Valley Subdivision
Tucson AZ 85750
520-907-0884

kcerino@gmail.com

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:21 AM
To: David Petersen
Subject: FW: Opposition to rezoning request by Avilla East - 15 acres on Sabino Canyon Rd

From: Mike and Kathi Houghtaling [mailto:mahkah@mindspring.com]
Sent: Friday, January 17, 2014 1:19 PM
To: Chris Poirier; DSD Planning; District4; District1; DIST2; District5; District3
Cc: SabinoJointNeighborhoods@comcast.net
Subject: Opposition to rezoning request by Avilla East - 15 acres on Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to express our intense opposition to the rezoning of the 15 acre parcel on the East side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. And in this note we will attempt to explain the logical motivation for our opposition and hopefully highlight many of the issues that should concern you as you deliberate on the choices at hand.

As you know, this property is currently zoned as Suburban Ranch. As residents of Tucson since 1966, we have witnessed and experienced its rampant, and in many cases ill conceived growth. We understand that the development and utilization of a community's resources, including its vacant land areas will occur. However we have been forever hopeful that such development can be well planned and integrated to be compatible with the characteristics of the neighborhoods and life styles of the citizens that already live in the surrounding areas. We believe that if you carefully review the data associated with developer's proposal, and perhaps re-familiarize yourself with our Sabino Canyon neighborhoods, you will conclude that the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. We and many of our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is much too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

In addition to the negative environmental impact caused by such dense development and consequently increase in traffic, this density will also negatively affect the property values of existing homes. Last September, after

the first public session held by our Supervisor Ally Miller, we submitted five references to studies that published data that documented the likely consequences for our Sabino Canyon area based on information and analysis gathered from communities and areas similar to Tucson. Four of the references are formal studies conducted by professionals at Universities and span various disciplines including economics, urban development, and environmental studies. The second reference is a link to a recent CNBC/New York Times article.

Each of the five references detail the high probability of significant deleterious effects that the proposed development will likely have upon surrounding home owner property values. We have attached summaries of the reports below and can again provide the complete papers and references to any of you that would like them.

We respectfully request that you collectively deny this rezoning application.

Thank you.

Michael and Kathleen Houghtaling
5115 N. Sabino Foothills Drive
Tucson, AZ. 85750

Hidden Valley Homeowners Association members

1. *The Rental Next Door: The Impact of Rental Proximity on Home Values*, CSU Master's Thesis by Wendy Usrey, 2012

"I find strong evidence that proximity to single-family rental homes plays an important role in determining a home's selling price. Rental within 1/4 mile of a sold home had a negative impact on price .."

2. CNBC article "As renters move in, some homeowners fret", Thursday, 29 Aug. 2013

http://www.cnbc.com/id/100997543

Across the country, a growing number of single-family rentals provide an option for many who lost their homes in the housing crash through foreclosure and for those who cannot obtain a mortgage under today's tougher credit conditions. But the decline in homeownership is also changing many neighborhoods in profound ways, including reduced home values, lower voter turnout and political influence, less social stability and higher crime.

3. *Homeownership and Neighborhood Stability*, William Rohe and Leslie Stewart, University of North Carolina at Chapel Hill, 1996.

"The literature review finds considerable support for an association between homeownership and both improved property maintenance and longer lengths of tenure. .. Although initial values and citywide value changes appear to have much stronger effects on changes in property values that the tract home ownership rate, modest changes in homeownership rates are clearly associated with increased property values."

See page 41 for diagram of "Conceptual Model: Effect of Homeownership on Neighborhood Stability"

4. *Factors affecting Residential Property Values in a Small Historic Canadian University Town*, John Janmaat, University of British Columbia, Okanagan, 2007.

"Beyond conventional variables such as age and living space, the zoning classification of the property was found to be highly significant, with homes zoned for single family residential only commanding the highest price. .. these results suggests that rental externalities either due to student tenants or landlord practices are having a strong negative impact on property values."

"At the average house price, a one decibel increase in peak sound levels reduces the house price by about two percent. .. There is a strong negative effect of zoning designations that allow rental accommodation."

5. *The Impact of Open Spaces on Property Values in Portland, Oregon*, B. Bolitzer and N. R. Netusil, Journal of Environmental Management, 2000, pg. 185-193.

"Results show that proximity to an open-space and open-space type can have a statistically significant effect on a home's sale price."

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Binky Luckhurst [mailto:binkyl@comcast.net]
Sent: Friday, January 17, 2014 12:02 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.
Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Beth Luckhurst

Address:3765 N Creekside Pl

Subdivision or HOA name:Sabino Creek

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:20 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: norpan@comcast.net [mailto:norpan@comcast.net]
Sent: Friday, January 17, 2014 11:36 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: copy to
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

In addition, the current plot plan shows an exit from the new development on to Cloud Road close to the intersection of Cloud Road and Sabino Cloud Road. Cloud road is a 'funnel' road serving several neighborhoods with no other access. Cloud Road is already a very busy road, and the addition of this development's access on to Cloud Road this close to Sabino Canyon Road will create a bottleneck for all of the neighborhoods dependent on Cloud Road.

River Road, Cloud Road, Kolb Road to Sunrise, Sabino Canyon Road and Tanque Verde Road already have very long lines and it takes more than one or two periods (or even 3 or 4) of green lights to get through. Also, we have a very high number of winter visitors that have condos and townhouses by Ventana Canyon that clog the roads more in the winter months. Please do not over crowd these roads even further by adding a very large number of rental properties with a possible 2 cars each along these roads.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Norma Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:19 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Steve Pancoast [mailto:latitude32@earthlink.net]
Sent: Friday, January 17, 2014 11:18 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

In addition, the current plot plan shows an exit from the new development on to Cloud Road close to the intersection of Cloud Road and Sabino Cloud Road. Cloud road is a 'funnel' road serving several neighborhoods with no other access. Cloud Road is already a very busy road, and the addition of this development's access on to Cloud Road this close to Sabino Canyon Road will create a bottleneck for all of the neighborhoods dependent on Cloud Road.
I respectfully request you to deny this rezoning application.

Thank you.

Name: Steve Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

Steve

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:18 AM
To: David Petersen
Subject: FW: I Oppose zoning revision to high density in the River Rd/ Sabino Canyon Rd area.

From: John Cerino [mailto:jacerino@gmail.com]
Sent: Friday, January 17, 2014 5:32 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I Oppose zoning revision to high density in the River Rd/ Sabino Canyon Rd area.

Sirs,

I believe that it is wholly inappropriate to allow high density residential development in areas away from the core of the city where there is the necessary infrastructure to support it. To do so will only further exacerbate traffic and other problems. Any short term fiscal gain from development fees will soon be offset by future costs and problems and my quality of life will be severely compromised.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I live in this area and chose it because of its rural and quiet nature.

Please deny any and all rezoning requests for this scenic area. Thank you.

John A. Cerino

John Cerino
8451 E Tourmaline Dr
Tucson AZ 85750
520-721-1012
520-204-2910 (cell)
jacerino@gmail.com

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:18 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Tom & Connie [mailto:san.sea@rogers.com]
Sent: Thursday, January 16, 2014 9:01 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad Mini

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:18 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Mike Mulcahy [mailto:mike@mulcahys.us]
Sent: Thursday, January 16, 2014 5:14 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Michael J Mulcahy
8233 E Big Horn Trail

Castle Rock Estates, Hidden Valley Owners Association

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 8:16 AM
To: David Petersen
Subject: FW: I OPPOSE

From: Vincent Schantz [mailto:desertvince@gmail.com]
Sent: Thursday, January 16, 2014 3:19 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Please note my concluding request.

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. **I support personal property rights, but remind you that the protections by zoning laws are not only for the protection of property owners, but also surrounding property owners. The purpose is NOT to maximize the value for the benefit of potential developers. It someone paid a price based on pulling the political strings for a zoning change—TOO BAD.** Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I request you to deny this rezoning application. If it is not denied, I request that Chris Poirier and Supervisor Ally Miller give me a personal call to explain the decision.

Thank you.

Vince Schantz

Vincent L. Schantz
5120 N. Siesta Drive
Tucson, AZ 85750
520-638-6248

Member Hidden Valley HOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 1:37 PM
To: David Petersen
Subject: FW: Opposition to rezoning request by Avilla East - 15 acres on Sabino Canyon Rd

From: Mike and Kathi Houghtaling [mailto:mahkah@mindspring.com]
Sent: Friday, January 17, 2014 1:19 PM
To: Chris Poirier; DSD Planning; District4; District1; DIST2; District5; District3
Cc: SabinoJointNeighborhoods@comcast.net
Subject: Opposition to rezoning request by Avilla East - 15 acres on Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to express our intense opposition to the rezoning of the 15 acre parcel on the East side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. And in this note we will attempt to explain the logical motivation for our opposition and hopefully highlight many of the issues that should concern you as you deliberate on the choices at hand.

As you know, this property is currently zoned as Suburban Ranch. As residents of Tucson since 1966, we have witnessed and experienced its rampant, and in many cases ill conceived growth. We understand that the development and utilization of a community's resources, including its vacant land areas will occur. However we have been forever hopeful that such development can be well planned and integrated to be compatible with the characteristics of the neighborhoods and life styles of the citizens that already live in the surrounding areas. We believe that if you carefully review the data associated with developer's proposal, and perhaps re-familiarize yourself with our Sabino Canyon neighborhoods, you will conclude that the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. We and many of our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is much too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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In addition to the negative environmental impact caused by such dense development and consequently increase in traffic, this density will also negatively affect the property values of existing homes. Last September, after the first public session held by our Supervisor Ally Miller, we submitted five references to studies that published data that documented the likely consequences for our Sabino Canyon area based on information and analysis gathered from communities and areas similar to Tucson. Four of the references are formal studies conducted by professionals at Universities and span various disciplines including economics, urban development, and environmental studies. The second reference is a link to a recent CNBC/New York Times article.

Each of the five references detail the high probability of significant deleterious effects that the proposed development will likely have upon surrounding home owner property values. We have attached summaries of the reports below and can again provide the complete papers and references to any of you that would like them.

We respectfully request that you collectively deny this rezoning application.

Thank you.

Michael and Kathleen Houghtaling
5115 N. Sabino Foothills Drive
Tucson, AZ. 85750

Hidden Valley Homeowners Association members

1. *The Rental Next Door: The Impact of Rental Proximity on Home Values*, CSU Master's Thesis by Wendy Usrey, 2012

"I find strong evidence that proximity to single-family rental homes plays an important role in determining a home's selling price. Rental within 1/4 mile of a sold home had a negative impact on price .."

2. CNBC article "As renters move in, some homeowners fret", Thursday, 29 Aug. 2013

http://www.cnbc.com/id/100997543

Across the country, a growing number of single-family rentals provide an option for many who lost their homes in the housing crash through foreclosure and for those who cannot obtain a mortgage under today's tougher credit conditions. But the decline in homeownership is also changing many neighborhoods in profound ways, including reduced home values, lower voter turnout and political influence, less social stability and higher crime.

3. *Homeownership and Neighborhood Stability*, William Rohe and Leslie Stewart, University of North Carolina at Chapel Hill, 1996.

"The literature review finds considerable support for an association between homeownership and both improved property maintenance and longer lengths of tenure. .. Although initial values and citywide value changes appear to have much stronger effects on changes in property values that the tract home ownership rate, modest changes in homeownership rates are clearly associated with increased property values."

See page 41 for diagram of "Conceptual Model: Effect of Homeownership on Neighborhood Stability"

4. *Factors affecting Residential Property Values in a Small Historic Canadian University Town*, John Janmaat, University of British Columbia, Okanagan, 2007.

"Beyond conventional variables such as age and living space, the zoning classification of the property was found to be highly significant, with homes zoned for single family residential only commanding the highest price. .. these results suggests that rental externalities either due to student tenants or landlord practices are having a strong negative impact on property values."

"At the average house price, a one decibel increase in peak sound levels reduces the house price by about two percent. .. There is a strong negative effect of zoning designations that allow rental accommodation."

5. *The Impact of Open Spaces on Property Values in Portland, Oregon*, B. Bolitzer and N. R. Netusil, Journal of Environmental Management, 2000, pg. 185-193.

"Results show that proximity to an open-space and open-space type can have a statistically significant effect on a home's sale price."

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 12:44 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Binky Luckhurst [mailto:binkyl@comcast.net]
Sent: Friday, January 17, 2014 12:02 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Beth Luckhurst

Address:3765 N Creekside Pl

Subdivision or HOA name:Sabino Creek

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 12:44 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: norpan@comcast.net [mailto:norpan@comcast.net]
Sent: Friday, January 17, 2014 11:36 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: copy to
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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In addition, the current plot plan shows an exit from the new development on to Cloud Road close to the intersection of Cloud Road and Sabino Cloud Road. Cloud road is a 'funnel' road serving several neighborhoods with no other access. Cloud Road is already a very busy road, and the addition of this development's access on to Cloud Road this close to Sabino Canyon Road will create a bottleneck for all of the neighborhoods dependent on Cloud Road.

River Road, Cloud Road, Kolb Road to Sunrise, Sabino Canyon Road and Tanque Verde Road already have very long lines and it takes more than one or two periods (or even 3 or 4) of green lights to get through. Also, we have a very high number of winter visitors that have condos and townhouses by Ventana Canyon that clog the roads more in the winter months. Please do not over crowd these roads even further by adding a very large number of rental properties with a possible 2 cars each along these roads.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Norma Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 12:44 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Steve Pancoast [mailto:latitude32@earthlink.net]
Sent: Friday, January 17, 2014 11:18 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Steve Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

Steve

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 8:01 AM
To: David Petersen
Subject: FW: I Oppose zoning revision to high density in the River Rd/ Sabino Canyon Rd area.

From: John Cerino [mailto:jacerino@gmail.com]
Sent: Friday, January 17, 2014 5:32 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I Oppose zoning revision to high density in the River Rd/ Sabino Canyon Rd area.

Sirs,

I believe that it is wholly inappropriate to allow high density residential development in areas away from the core of the city where there is the necessary infrastructure to support it. To do so will only further exacerbate traffic and other problems. Any short term fiscal gain from development fees will soon be offset by future costs and problems and my quality of life will be severely compromised.

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I live in this area and chose it because of its rural and quiet nature.

Please deny any and all rezoning requests for this scenic area. Thank you.

John A. Cerino

John Cerino
8451 E Tourmaline Dr
Tucson AZ 85750
520-721-1012
520-204-2910 (cell)
jacerino@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 17, 2014 8:01 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Tom & Connie [mailto:san.sea@rogers.com]
Sent: Thursday, January 16, 2014 9:01 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad Mini

David Petersen

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Address:

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Sent from my iPad Mini

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Sent: Friday, January 17, 2014 8:00 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Mike Mulcahy [mailto:mike@mulcahys.us]
Sent: Thursday, January 16, 2014 5:14 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
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Thank you.

Michael J Mulcahy
8233 E Big Horn Trail

Castle Rock Estates, Hidden Valley Owners Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 3:28 PM
To: David Petersen
Subject: FW: I OPPOSE

From: Vincent Schantz [mailto:desertvince@gmail.com]
Sent: Thursday, January 16, 2014 3:19 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
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Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Please note my concluding request.

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. **I support personal property rights, but remind you that the protections by zoning laws are not only for the protection of property owners, but also surrounding property owners. The purpose is NOT to maximize the value for the benefit of potential developers. It someone paid a price based on pulling the political strings for a zoning change—TOO BAD.** Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I request you to deny this rezoning application. If it is not denied, I request that Chris Poirier and Supervisor Ally Miller give me a personal call to explain the decision.

Thank you.

Vince Schantz

Vincent L. Schantz
5120 N. Siesta Drive
Tucson, AZ 85750
520-638-6248

Member Hidden Valley HOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 1:46 PM
To: David Petersen
Subject: FW: Rezoning at Sabino Canyon Rd. and Cloud Rd.

From: MARGI BROOKS [mailto:margibrooks@aol.com]
Sent: Thursday, January 16, 2014 1:29 PM
To: DSD Planning
Subject: Rezoning at Sabino Canyon Rd. and Cloud Rd.

I am writing to ask you to oppose the rezoning of the 15 acre parcel noted above to medium high residential use. Please consider options that reflect the current neighborhood character and do not add to our traffic woes.

Thank you,

Margi Brooks
8343 E. Surrey Trail
Tucson, AZ

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 11:01 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: eri@pacificinternationalinsurance.com [mailto:eri@pacificinternationalinsurance.com]
Sent: Thursday, January 16, 2014 10:30 AM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Edward and Lorena Ingram

8020 E Paseo De Beatriz (Hacienda Del Joven)

Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 10:57 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Craig Forte [mailto:crforte@comcast.net]
Sent: Thursday, January 16, 2014 9:50 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is grossly incompatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is excessive. The preliminary site plan shows 179 home units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

The short-sighted temptation to gain additional property tax revenue from such a reckless development will be greatly offset by an extraordinary bottleneck causing immense traffic congestion, a plight on the surrounding community, and a willful disregard for the legitimate concerns and well-being of its surrounding residents.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Craig Forte

Address: 3600 N. Camino de la Familia, Tucson AZ

Subdivision or HOA name: Hacienda del Joven

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 10:56 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jtney@aol.com [mailto:jtney@aol.com]
Sent: Thursday, January 16, 2014 9:22 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier,

Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Terry J. Ney
7511 E Knollwood Pl.
Tucson, AZ 85750

jtney@aol.com
Member of the
Sabino Vista Homeowners Association, Inc.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 10:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jtney@aol.com [mailto:jtney@aol.com]
Sent: Thursday, January 16, 2014 9:22 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier,

Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Terry J. Ney
7511 E Knollwood Pl.
Tucson, AZ 85750

jtney@aol.com
Member of the
Sabino Vista Homeowners Association, Inc.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 10:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Craig Forte [mailto:crforte@comcast.net]
Sent: Thursday, January 16, 2014 9:50 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is grossly incompatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is excessive. The preliminary site plan shows 179 home units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

The short-sighted temptation to gain additional property tax revenue from such a reckless development will be greatly offset by an extraordinary bottleneck causing immense traffic congestion, a plight on the surrounding community, and a willful disregard for the legitimate concerns and well-being of its surrounding residents.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Craig Forte

Address: 3600 N. Camino de la Familia, Tucson AZ

Subdivision or HOA name: Hacienda del Joven

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 10:20 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Thursday, January 16, 2014 9:42 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: JHCorrigan <jhcorrigan@aol.com>
Subject: Re: Protest email against Sabino Canyon Rd high density development
Date: January 16, 2014 9:26:51 AM MST
To: SabinoJointNeighborhoods@comcast.net

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Helen Corrigan 520-885-4100

Address: 7512 E. Knollwood Place
Subdivision or HOA name: Sabino Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 10:20 AM
To: David Petersen
Subject: FW: Proposed rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd (between Knollwood and Cloud)

From: Joe Lipsey [mailto:jwlipsey@msn.com]
Sent: Thursday, January 16, 2014 8:34 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Proposed rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd (between Knollwood and Cloud)

TO: Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors

We do not support the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road (between Cloud Rd and Knollwood Dr.). The property should be developed in a complementary fashion in keeping with the character of the adjacent developments. It does not meet this standard, however.

Sabino Canyon Road passes through peaceful neighborhood communities comprising a desert habitat supporting a wide variety of native flora and fauna. Current residents enjoy hiking, biking, walking and other leisurely pursuits throughout this quiet and beautiful area in the Catalina Foothills.

The rezoning plan would disrupt and destroy our current lovely environment because its proposed density of 12 units per acre is too high. We have been informed that the preliminary site plan contemplates 179 units, including 351 parking spaces. The units are spaced only 7 feet or less from one another, do not include private front yards, patios, or space for side yards, and the backyards are minuscule -- only 8 feet deep!

We have been notified that Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in this area. With Avilla East's 179 units there will be a total of 299 residences and 600 additional vehicles which will add 1800 Average Daily Trips (ADTs) on Sabino Canyon Road. We have been told that this traffic corridor has a capacity of 37,000 ADTs. Please note that a Pima Association of Governments 2012 traffic study documented 47,201 ADTs on this section of Sabino Canyon Road. Adding this new development will increase traffic to approximately 50,000 ADTs. This is unacceptably high and will significantly disrupt the character of our neighborhood.

By any standard, the proposed rental property does not support the developers' description of "luxury" housing. We strongly believe that this property development does not belong in close proximity to our surrounding tranquil residential communities.

We strongly request that you deny this rezoning application.

Respectfully yours,

Joe & Heather Lipsey
3676 N River Canyon Rd
Tucson, AZ 85750
Sabino Vista Village

(520) 296-8154
(520) 975-0703 (mobile)
jwlipsey@msn.com

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:35 AM
To: David Petersen
Subject: FW: Proposed rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd (between Knollwood and Cloud)

From: Joe Lipsey [mailto:jwlipsey@msn.com]
Sent: Thursday, January 16, 2014 8:34 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Proposed rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd (between Knollwood and Cloud)

TO: Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors

We do not support the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road (between Cloud Rd and Knollwood Dr.). The property should be developed in a complementary fashion in keeping with the character of the adjacent developments. It does not meet this standard, however.

Sabino Canyon Road passes through peaceful neighborhood communities comprising a desert habitat supporting a wide variety of native flora and fauna. Current residents enjoy hiking, biking, walking and other leisurely pursuits throughout this quiet and beautiful area in the Catalina Foothills.

The rezoning plan would disrupt and destroy our current lovely environment because its proposed density of 12 units per acre is too high. We have been informed that the preliminary site plan contemplates 179 units, including 351 parking spaces. The units are spaced only 7 feet or less from one another, do not include private front yards, patios, or space for side yards, and the backyards are minuscule -- only 8 feet deep!

We have been notified that Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in this area. With Avilla East's 179 units there will be a total of 299 residences and 600 additional vehicles which will add 1800 Average Daily Trips (ADTs) on Sabino Canyon Road. We have been told that this traffic corridor has a capacity of 37,000 ADTs. Please note that a Pima Association of Governments 2012 traffic study documented 47,201 ADTs on this section of Sabino Canyon Road. Adding this new development will increase traffic to approximately 50,000 ADTs. This is unacceptably high and will significantly disrupt the character of our neighborhood.

By any standard, the proposed rental property does not support the developers' description of "luxury" housing. We strongly believe that this property development does not belong in close proximity to our surrounding tranquil residential communities.

We strongly request that you deny this rezoning application.

Respectfully yours,

Joe & Heather Lipsey
3676 N River Canyon Rd
Tucson, AZ 85750
Sabino Vista Village

(520) 296-8154
(520) 975-0703 (mobile)
jwlipsey@msn.com

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Thursday, January 16, 2014 8:02 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: Bill Cirrito <carefree@ultrasw.com>
Subject: Protest Sabino Canyon Rd high density development
Date: January 15, 2014 9:56:41 PM MST
To: planning@dsd.pima.gov, chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Wiliam and Joan Cirrito
Address: 4131 N. Calle Bartinez Tucson AZ 85750

Subdivision or HOA name: Sabino Shadows

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Ric Barbour [mailto:rbarbour2@comcast.net]
Sent: Thursday, January 16, 2014 7:58 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.
Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application. PLEASE RECOGNIZE THAT THIS IS A VERY SIGNIFICANT "QUALITY OF LIFE" ISSUE.

Thank you.

Name: Ric Barbour and Paul Sheldon

Address: 3672 N. River Canyon Rd.
Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Village

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:25 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jonathan.marohn@gmail.com [mailto:jonathan.marohn@gmail.com] **On Behalf Of** Jonathan Marohn
Sent: Thursday, January 16, 2014 7:43 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The new planned density of Medium High Intensity Urban with 12 units per acre is too high considering the current and adjacent zoning is 4 units per acre. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. Based on these figures this corridor is currently well over the recommended ADTs. With the new homes we are approaching 50,000 ADTs this pushes the corridor well beyond it's capacity.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Jonathan Marohn

Address: 7945 E. Cloud Rd, Tucson AZ 85750

Subdivision or HOA name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Kevin Mattocks [mailto:kevintrisha@gmail.com]
Sent: Wednesday, January 15, 2014 10:12 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife.
Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kevin Mattocks, Trisha Mattocks and Hunter Mattocks

Address: 7127 E. Sabino Vista Cir. Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Circle.

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:24 AM
To: David Petersen
Subject: FW: Protest Sabino Canyon Rd high density development

From: Bill Cirrito [mailto:carefree@ultrasw.com]
Sent: Wednesday, January 15, 2014 9:57 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Protest Sabino Canyon Rd high density development

Begin forwarded message:

From: Mary Pat Sullivan <marypat4812@gmail.com>
Subject: Fwd: Protest email against Sabino Canyon Rd high density development
Date: January 15, 2014 at 6:41:16 PM MST
To: Bill Cirrito <carefree@ultrasw.com>

Begin forwarded message:

Time to help out...

Dave

From: SabinoJointNeighborhoods@comcast.net
To: sabinojointneighborhoods@comcast.net
Sent: 1/15/2014 1:24:30 P.M. US Mountain Standard Time
Subj: Protest email against Sabino Canyon Rd high density development

Click here to automatically create a protest email, personalize it, add your name, address and subdivision to the bottom, then send it as you normally do.

Hello Concerned Area Residents,

Just a reminder: The Pima County Planning and Zoning Dept. is, as you know, currently working on verifying the paperwork re: the rezoning-application for 179 new homes on the Sabino Canyon/Knollwood Dr/Cloud Rd property. If you have not already done so, please let the Planning Dept. know your opinions by clicking on the link above and, if possible, *personalize* the letter by editing it or adding additional information. (FYI– We have been told

that referring to "renters" as potentially undesirable people who increase the crime rate will not help our case.)

If your email program does not accept active links (or the link doesn't behave as it should and create a protest letter), please follow one of these options:

1. compose your own email and send it to the addresses listed below
2. copy and paste all or part of the suggested message included at the bottom of this email, fill in your name, address and subdivision or HOA name and send it to the listed email addresses
3. hit reply to this email, fill in your name, address and subdivision or HOA name at the end of the message where indicated and we will remove all but the suggested message below to forward on to the appropriate Pima County officials.

We NEED your help!! Please also spread the word or forward this email to any concerned friends and neighbors. It is important that the Planning Dept. as well as the Supervisors hear from **as many neighbors as possible**. If everyone receiving this email could forward it on to 5-10 friends, our impact will be that much greater. **The Planning and Zoning Commission Hearing on this rezoning is tentatively scheduled for Feb. 26th, so all emails need to be sent in well in advance of that date. Inundating the Commission at the last minute is not as effective.**

Thank you,
Katrina

Addresses:
If composing your own email, please send it to:

Pima County Planning Director at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director at: chris.poirier@pima.gov
Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov
copy to SabinoJointNeighborhoods@comcast.net for our records

Or to make it easier, just copy and paste this address list into your email:
planning@dsd.pima.gov,
chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Wiliam and Joan Cirrito
Address:4131 N. Calle Bartinez Tucson AZ 85750

Subdivision or HOA name: Sabino Shadows

=

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Attachments: PA029713resized.jpg; P9049516resized.jpg; P9070586-20.jpg; vlcsnap-2013-07-31-14h15m54s135.png; IMG_4762-20.jpg; IMG_4821-20.jpg; IMG_1906-20.jpg; P5195275-20.jpg; 01010806-20.jpg; PICT0123-20.jpg; P9253041-20.jpg; IMG_2714-20.jpg

From: Gary Slovikosky [mailto:slovikosky@yahoo.com]
Sent: Wednesday, January 15, 2014 7:56 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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We are especially concerned about a decline in wildlife in our area, and we are not just talking about the occasional coyote that you will also find in town. Right now, we are having many different wild life species roam through the washes next to our house. Those washes lead right to the lot in question. Right now, that lot is part of their habitat. I understand that the washes serve as corridors; but if all the land that the corridors lead to is being destroyed, by leaving as little natural landscape as in the suggested plan, that wildlife has no more areas to go to. (It is like having a house with hallways, but no rooms...) The wildlife will decline in number and some of it, possibly, completely disappear from the area. Our daughter once set up camera traps there and caught pictures of raccoons, desert foxes, coyotes, javelinas, rabbits, bobcats and more. I also took some pictures of animals in that area. I attached some of those pics.

I respectfully request you to deny this rezoning application. Thank you.

Sonja, Gary, David and Sandy Slovikosky
3605 N Sabino Creek Place
Tucson, AZ 85750
Subdivision: Sabino Creek

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:24 AM
To: David Petersen
Subject: FW: Opposition to Development

From: Azham50@aol.com [mailto:Azham50@aol.com]
Sent: Wednesday, January 15, 2014 5:37 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Cc: azham50@aol.com
Subject: Opposition to Development

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that We OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although We do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Additionally, the developer's site plan proposes one exit from the new development that would empty onto E. Cloud Road between N. Sabino Vista Drive and Sabino Canyon Road at the point where west-bound traffic on Cloud Road forms for either left hand or right hand turns onto Sabino Canyon Road. The morning rush hour traffic would be severely impacted by the increased traffic emerging from the development at this confined road space.

We respectfully request you to deny this rezoning application.

Thank you.

Charles and Linda Mount

8041 E Alteza Vista, Tucson 85750

Hacienda del Joven Estates HOA

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Erich Smidt [mailto:ersmidt@gmail.com]
Sent: Wednesday, January 15, 2014 5:10 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Erich Smidt

Address: 7705 E. Knollwood Terrace, Tucson AZ 85750

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:21 AM
To: David Petersen
Subject: FW: Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Robert O'Toole [mailto:otooler@gmail.com]
Sent: Wednesday, January 15, 2014 3:38 PM
To: Chris Poirier; District1; DIST2; District4; District5; District3
Subject: Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.
Robert H O'Toole
Daniela K O'Toole

7809 E Highview PL
Tucson, AZ. 87055

Subdivision or HOA name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:21 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: kimberlymarohn@gmail.com [mailto:kimberlymarohn@gmail.com] **On Behalf Of** Kimberly Marohn
Sent: Wednesday, January 15, 2014 3:09 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Kimberly Marohn

Address: 7945 E Cloud Road

Subdivision or HOA name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:19 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: kimberlymarohn@gmail.com [mailto:kimberlymarohn@gmail.com] **On Behalf Of** Kimberly Marohn
Sent: Wednesday, January 15, 2014 3:08 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Thursday, January 16, 2014 8:18 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Plattner [mailto:dsplattner@aol.com]
Sent: Wednesday, January 15, 2014 2:34 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Danny & Sabrina Plattner

Address: 7831 E Knollwood Terrace
85750

Subdivision or HOA name:

Sent from my iPhone

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 8:16 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Thursday, January 16, 2014 8:02 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: Bill Cirrito <carefree@ultrasw.com>
Subject: Protest Sabino Canyon Rd high density development
Date: January 15, 2014 9:56:41 PM MST
To: planning@dsd.pima.gov, chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Wiliam and Joan Cirrito
Address: 4131 N. Calle Bartinez Tucson AZ 85750

Subdivision or HOA name: Sabino Shadows

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 8:00 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Erich Smidt [mailto:ersmidt@gmail.com]
Sent: Wednesday, January 15, 2014 5:10 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Erich Smidt

Address: 7705 E. Knollwood Terrace, Tucson AZ 85750

Subdivision or HOA name: Sabino Vista Knolls

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 8:00 AM
To: David Petersen
Subject: FW: Opposition to Development

From: Azham50@aol.com [mailto:Azham50@aol.com]
Sent: Wednesday, January 15, 2014 5:37 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Cc: azham50@aol.com
Subject: Opposition to Development

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that We OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although We do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Additionally, the developer's site plan proposes one exit from the new development that would empty onto E. Cloud Road between N. Sabino Vista Drive and Sabino Canyon Road at the point where west-bound traffic on Cloud Road forms for either left hand or right hand turns onto Sabino Canyon Road. The morning rush hour traffic would be severely impacted by the increased traffic emerging from the development at this confined road space.

We respectfully request you to deny this rezoning application.

Thank you.

Charles and Linda Mount

8041 E Alteza Vista, Tucson 85750

Hacienda del Joven Estates HOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 8:00 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Attachments: PA029713resized.jpg; P9049516resized.jpg; P9070586-20.jpg; vlcsnap-2013-07-31-14h15m54s135.png; IMG_4762-20.jpg; IMG_4821-20.jpg; IMG_1906-20.jpg; P5195275-20.jpg; 01010806-20.jpg; PICT0123-20.jpg; P9253041-20.jpg; IMG_2714-20.jpg

From: Gary Slovikosky [mailto:slovikosky@yahoo.com]
Sent: Wednesday, January 15, 2014 7:56 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

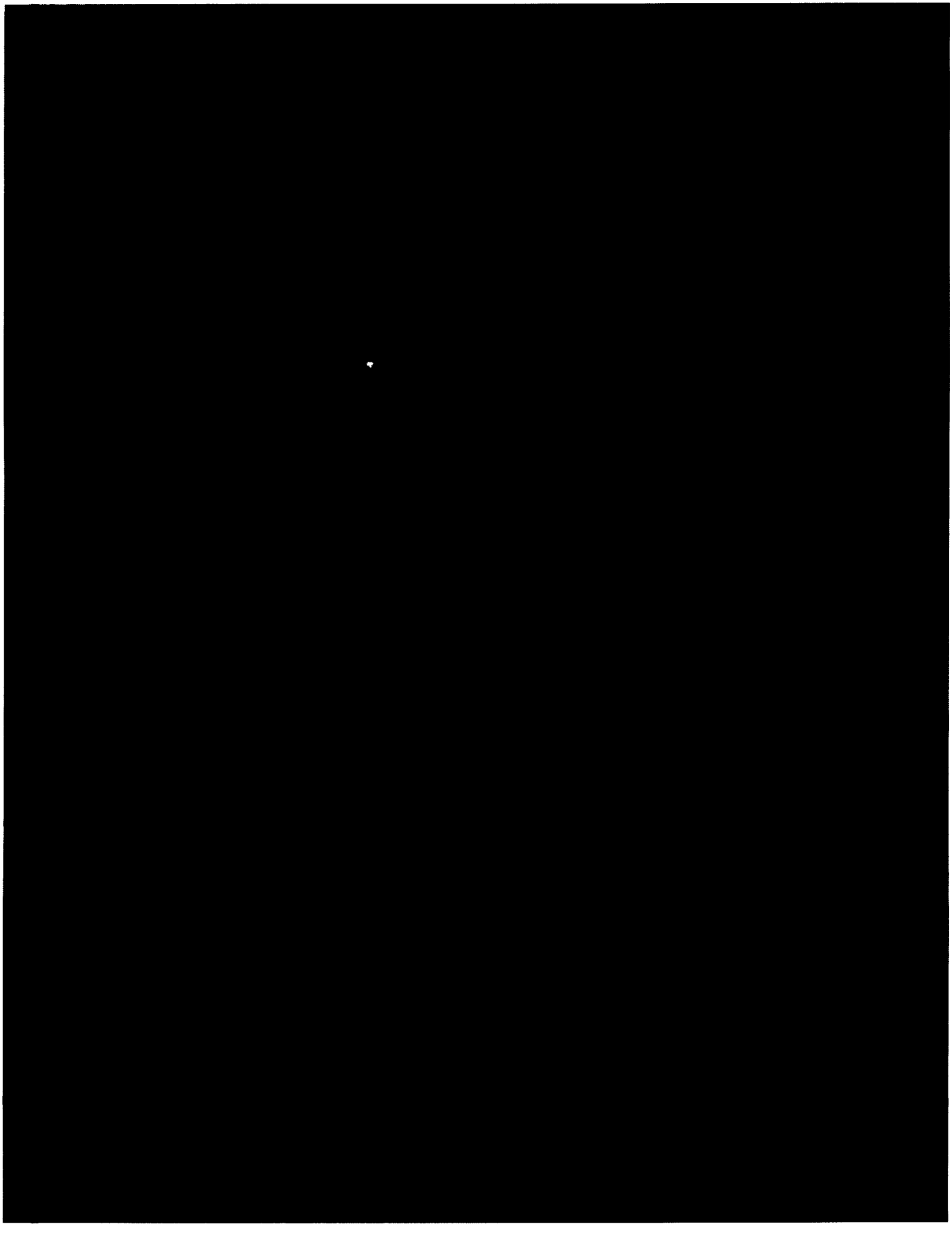
Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We are especially concerned about a decline in wildlife in our area, and we are not just talking about the occasional coyote that you will also find in town. Right now, we are having many different wild life species roam through the washes next to our house. Those washes lead right to the lot in question. Right now, that lot is part of their habitat. I understand that the washes serve as corridors; but if all the land that the corridors lead to is being destroyed, by leaving as little natural landscape as in the suggested plan, that wildlife has no more areas to go to. (It is like having a house with hallways, but no rooms...) The wildlife will decline in number and some of it, possibly, completely disappear from the area. Our daughter once set up camera traps there and caught pictures of raccoons, desert foxes, coyotes, javelinas, rabbits, bobcats and more. I also took some pictures of animals in that area. I attached some of those pics.

I respectfully request you to deny this rezoning application. Thank you.

Sonja, Gary, David and Sandy Slovikosky
3605 N Sabino Creek Place
Tucson, AZ 85750
Subdivision: Sabino Creek



David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 7:59 AM
To: David Petersen
Subject: FW: Protest Sabino Canyon Rd high density development

From: Bill Cirrito [mailto:carefree@ultrasw.com]
Sent: Wednesday, January 15, 2014 9:57 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Protest Sabino Canyon Rd high density development

Begin forwarded message:

From: Mary Pat Sullivan <marypat4812@gmail.com>
Subject: Fwd: Protest email against Sabino Canyon Rd high density development
Date: January 15, 2014 at 6:41:16 PM MST
To: Bill Cirrito <carefree@ultrasw.com>

Begin forwarded message:

Time to help out...

Dave

From: SabinoJointNeighborhoods@comcast.net
To: sabinojointneighborhoods@comcast.net
Sent: 1/15/2014 1:24:30 P.M. US Mountain Standard Time
Subj: Protest email against Sabino Canyon Rd high density development

Click here to automatically create a protest email, personalize it, add your name, address and subdivision to the bottom, then send it as you normally do.

Hello Concerned Area Residents,

Just a reminder: The Pima County Planning and Zoning Dept. is, as you know, currently working on verifying the paperwork re: the rezoning-application for 179 new homes on the Sabino Canyon/Knollwood Dr/Cloud Rd property. If you have not already done so, please let the Planning Dept. know your opinions by clicking on the link above and, if possible, *personalize* the letter by editing it or adding additional information. (FYI– We have been told

that referring to "renters" as potentially undesirable people who increase the crime rate will not help our case.)

If your email program does not accept active links (or the link doesn't behave as it should and create a protest letter), please follow one of these options:

1. compose your own email and send it to the addresses listed below
2. copy and paste all or part of the suggested message included at the bottom of this email, fill in your name, address and subdivision or HOA name and send it to the listed email addresses
3. hit reply to this email, fill in your name, address and subdivision or HOA name at the end of the message where indicated and we will remove all but the suggested message below to forward on to the appropriate Pima County officials.

We NEED your help!! Please also spread the word or forward this email to any concerned friends and neighbors. It is important that the Planning Dept. as well as the Supervisors hear from **as many neighbors as possible**. If everyone receiving this email could forward it on to 5-10 friends, our impact will be that much greater. **The Planning and Zoning Commission Hearing on this rezoning is tentatively scheduled for Feb. 26th, so all emails need to be sent in well in advance of that date. Inundating the Commission at the last minute is not as effective.**

Thank you,
Katrina

Addresses:
If composing your own email, please send it to:

Pima County Planning Director at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director at: chris.poirier@pima.gov
Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov
copy to SabinoJointNeighborhoods@comcast.net for our records

Or to make it easier, just copy and paste this address list into your email:
planning@dsd.pima.gov,
chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Wiliam and Joan Cirrito
Address:4131 N. Calle Bartinez Tucson AZ 85750

Subdivision or HOA name: Sabino Shadows

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David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 7:59 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Kevin Mattocks [mailto:kevintrisha@gmail.com]
Sent: Wednesday, January 15, 2014 10:12 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kevin Mattocks, Trisha Mattocks and Hunter Mattocks

Address: 7127 E. Sabino Vista Cir. Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Circle.

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 7:59 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: jonathan.marohn@gmail.com [mailto:jonathan.marohn@gmail.com] **On Behalf Of** Jonathan Marohn
Sent: Thursday, January 16, 2014 7:43 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The new planned density of Medium High Intensity Urban with 12 units per acre is too high considering the current and adjacent zoning is 4 units per acre. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. Based on these figures this corridor is currently well over the recommended ADTs. With the new homes we are approaching 50,000 ADTs this pushes the corridor well beyond it's capacity.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Jonathan Marohn

Address: 7945 E. Cloud Rd. Tucson AZ 85750

Subdivision or HOA name: Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 16, 2014 7:59 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Ric Barbour [mailto:rbarbour2@comcast.net]
Sent: Thursday, January 16, 2014 7:58 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.
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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application. PLEASE RECOGNIZE THAT THIS IS A VERY SIGNIFICANT "QUALITY OF LIFE" ISSUE.

Thank you.

Name: Ric Barbour and Paul Sheldon

Address: 3672 N. River Canyon Rd.
Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Village

David Petersen

From: Chris Poirier
Sent: Tuesday, January 21, 2014 12:53 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Dangbenassi [mailto:dangbenassi@aol.com]
Sent: Tuesday, January 21, 2014 12:46 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Bernard and Donna Benassi
4841 N. Summit Ridge Road
Tucson, AZ 85750

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, February 21, 2014 3:20 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: K Rex Call [mailto:krex55@me.com]
Sent: Friday, February 21, 2014 3:18 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

K. Rex Call

7323 E Vactor Ranch Trl

Vactor Ranch Community Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, February 21, 2014 3:20 PM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the parcel on Cloud Rd and Larrea Lane

From: Ellen Arnold [mailto:earnold1@gmail.com]
Sent: Friday, February 21, 2014 3:14 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: We OPPOSE the rezoning of the parcel on Cloud Rd and Larrea Lane

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Ellen Arnold

Address:8370 E Hillwood court, Tucson, AZ

Subdivision or HOA name: Sabino Vista Hills

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, February 21, 2014 8:15 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Kerkman [mailto:ndkerk@comcast.net]
Sent: Thursday, February 20, 2014 7:00 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Nancy Kerkman

Address:3008 Placita Fuente

Subdivision or HOA name: Villa del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, February 21, 2014 10:33 AM
To: David Petersen
Subject: FW: Oppose the rezoning of 15 acre parcel on East side of Sabino Canyon Rd between Knollwood and Cloud

From: Leo Jordan [mailto:reatt89@q.com]
Sent: Friday, February 21, 2014 10:31 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Oppose the rezoning of 15 acre parcel on East side of Sabino Canyon Rd between Knollwood and Cloud

Feb. 20, 2014

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, presently carries a very heavy traffic load! The additional traffic load this project would make driving conditions on Sabino Canyon Rd unsafe and extremely congested. Traffic today is very congested and very slow. Adding 179 new vehicles daily, both ways, will cause unsafe driving conditions. This road, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Leo and Eleanor Jordan

Colonia Verde Estates
2610 E Camino Valle Verde
Tucson, AZ. 85715

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, February 20, 2014 2:22 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Bob Schmulian [mailto:bob@schmulian.net]
Sent: Thursday, February 20, 2014 1:42 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors:
I am a member of the Rockcliff Homeowners' Association and am writing to inform you that I ***strongly OBJECT*** to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. *I respectfully request you to deny this rezoning application.*
Thank you very much for your attention,
(Dr.) Robert Schmulian
4415 N Rockcliff Rd
Tucson 85750
Member (former officer) of Rockcliff Homeowners' Association
Member (former officer) of Hidden Valley Homeowners' Association

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 8:45 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Lucy Smith [mailto:helene.lucy.smith@gmail.com]
Sent: Friday, February 14, 2014 8:50 PM
To: DSD Planning; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Pima County Supervisors,

We are
writing to inform you that
we
OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We
respectfully request you to deny this rezoning application.

Thank you.

Dennis and Lucy Smith

2914 N Indian Ruins Road, 85715

Indian Ridge Subdivision

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 8:45 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Jeanette & Al [mailto:jagoodem@comcast.net]
Sent: Saturday, February 15, 2014 5:26 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife.
Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Alfred Goodemote

Address: 7112 E Camino Del Rio

Subdivision or HOA name: Villa Del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 8:46 AM
To: David Petersen
Subject: FW: rezoning between Knollwood and Cloud

From: Ron Sommer [mailto:sommer3942@yahoo.com]
Sent: Saturday, February 15, 2014 5:48 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: rezoning between Knollwood and Cloud

We live in Sabino Vista Village, the subdivision at the northwest corner of Sabino Canyon Road and River Road/Knollwood Drive. We OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Cloud Road and Knollwood.

First, the planned development is intended to be a dense, low-income rental area with on-site rental office. It clearly is not going to be "luxury housing" and it will be very much inconsistent with the neighborhoods north of Tanque Verde Creek. The preliminary plan shows 179 units with 351 open air parking spaces, the units will have have no private front yard, patio area, or side yard and a backyard barely large enough to have a grill and garbage bins. Even if the developers agree to reduce the number of units to only 10 per acre (a fall-back position they are rumored to have told at least one staff member), the development still will not be consistent with the surrounding residential areas.

Second, in 2012 the Pima Assoc. of Governments documented more than 47,000 vehicles daily to use this section of Sabino Canyon Rd. With the new homes already being built in other, nearby developments, the number is approaching 50,000 ADTs.

Third, this development will require the County to widen Sabinor Canyon Road and create a dedicated left-turn lane approximately 1000 feet long between Cloud and River/Knollwood. You already have approved rezoning and a significantly crowded development directly across Sabino Canyon Road. This is going to more than double the number of vehicles being added to this area and the planned new "medium density" development will significantly increase the number of left-turning vehicles in both directions on this little streach of road.

We do not oppose development of the property in character with the surrounding communities but this rezoning request is very much not compatible with the area.

Respectfully,
Ronald & Adelia Sommer
sommer3942@yahoo.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 8:46 AM
To: David Petersen
Subject: FW: Rezoning

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Saturday, February 15, 2014 7:24 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: Rezoning

Begin forwarded message:

From: Robert Crone <rcrone2@yahoo.com>
Subject: Rezoning
Date: February 15, 2014 4:58:20 PM MST
To: "SabinoJointNeighborhoods@comcast.net" <SabinoJointNeighborhoods@comcast.net>
Reply-To: Robert Crone <rcrone2@yahoo.com>

I am a long term resident of Sabino Vista off of east Cloud Rd. I strongly oppose the rezoning to allow high density rental housing on the northeast corner of Sabino Canyon and Cloud Rd. The developments on the other three corners have been done taste and are appropriate for the adjacent residential areas. This property should more closely mirror the other corner properties. This is to say nothing about the traffic congestion.

Thank you,
Robert Crone M.D. retired

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 8:46 AM
To: David Petersen
Subject: FW: Concerns rezoning near Sabino Canyon, Knollwood and Cloud

-----Original Message-----
From: Brad Balazs [mailto:brad.balazs@gmail.com]
Sent: Monday, February 17, 2014 8:16 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Concerns rezoning near Sabino Canyon, Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I appreciate your time and consideration in the matter of rezoning a parcel off Sabino Canyon rd between Cloud and Knollwood. My family recently moved to this area of town because of the open feeling and prominent natural desert landscape. While the builder's plans do not conform to the "feeling" of this part of town, this is not my main objection to re-zoning the land.

The inability of the infrastructure to support the increase in population is extremely concerning to me. Water consumption and sustainability is a great concern. The roads are another great concern. While none of the Tucson roads are in good condition, Sabino Canyon Road and Tanque Verde are in rough shape. This is even after a section of Sabino Canyon Road was "re-paved". That's one project I hope the county received a full refund on as the road was bumpier after the work than it was before. The increased traffic load on roads that are already beyond the max capability will not help the condition of the roads. I am also concerned about the increased traffic delays in the area associated with a higher than planned population level. Undoubtedly you've received many emails from the Sabino Joint Neighborhoods Committee so I need not regurgitate the numbers.

All of you know much better than I the reason the county would have zoned land in a particular way. From my reading, I understand the reasons to be ascetic as well as to not overburden the common utilities. In my opinion, re-zoning this land would detract from both of those reasons. I would hope that a first step, prior to considering re-zoning that land would be to upgrade the infrastructure to support such increased occupation. I also hope you would consider the impact on the existing neighbors of these lands.

As a member of the military, I've had the opportunity to live in and visit places all over the world. I am constantly impressed with Tucson's ability, more so than anywhere else I've lived, to combine the natural scape with city living. This combination and balance sets Tucson apart as a unique city, and I would hope your commission and builders alike would strive to keep this mentality alive.

Respectfully,

Brad Balazs
4560 N. Quartz Hill Dr
Tucson AZ 85750
Rockcliff HOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, February 18, 2014 3:19 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Judy Leiken [mailto:judyleiken@mac.com]
Sent: Tuesday, February 18, 2014 3:05 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Wednesday, February 19, 2014 12:27 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Allan Collier [mailto:radar_one@comcast.net]
Sent: Wednesday, February 19, 2014 11:56 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Allan Collier, M..D.

Address: 8401 E. Snyder Rd. Tucson, AZ. 85750

Subdivision or HOA name:

Hidden Valley HOA

Sent from my iPad radar_one@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 31, 2014 1:43 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: edserazio@aol.com [mailto:edserazio@aol.com]
Sent: Friday, January 31, 2014 1:18 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.
Emy & Jim Serazio
3655 N. Ridge Port Place
Tucson, AZ 85750
Sabino Creek Subdivison

David Petersen

From: Chris Poirier
Sent: Friday, January 31, 2014 11:52 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Ann Marsh [mailto:annwmm@gmail.com]
Sent: Friday, January 31, 2014 11:22 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Ann W. Marsh
3635 N. River Ridge Place
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Friday, January 31, 2014 10:24 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Ann Markewitz [mailto:markewitz@centurylink.net]
Sent: Friday, January 31, 2014 10:07 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Ann Markewitz

Address: 3776 N Creek Side Pl

Tucson, AZ 85750-2230

Subdivision or HOA name: Sabino Creek

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 30, 2014 11:17 AM
To: David Petersen
Subject: FW: Rezoning on Sabino Canyon

From: Florence Gores [mailto:flomel1@comcast.net]
Sent: Wednesday, January 29, 2014 6:47 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District4; rict3@pima.gov; District5; District4
Subject: Rezoning on Sabino Canyon

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Mel and Flo Gores

Address: 7384 E Vactor Ranch Trl Tucson, AZ 85715

Subdivision or HOA name:
Pinehurst HOA

David Petersen

From: Chris Poirier
Sent: Thursday, January 30, 2014 2:25 PM
To: David Petersen
Subject: FW: Protest against the rezoning of Sabino Canyon/Knollwood/Cloud 15 acre property

From: Katrina M [mailto:desertkat@comcast.net]
Sent: Thursday, January 30, 2014 10:33 AM
To: DSD Planning; Chris Poirier
Subject: Protest against the rezoning of Sabino Canyon/Knollwood/Cloud 15 acre property

Dear Arlan Colton, Chris Poirier and Planning and Zoning Commissioners,

I am writing to inform you of my and my husband's objection to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood and Cloud. My husband and I have lived in Sabino Creek, north of the property in question, for the past 17 years. Before that I grew up in Sabino Vista, where my parents built their house in 1972. Although we have always realized that at some point in time this empty lot would be developed, we had always hoped it would be done so in character with the surrounding neighborhoods with a similar or at least reasonable density.

My family originally moved out of the city into the suburbs because of the peacefulness of the communities where we could enjoy the natural desert vegetation and coexist with an abundant quantity of wildlife. This same reason drew my husband and me to purchase our home in the same area. We enjoy walking and bicycling through the neighborhoods and are always awed when visited by bobcats or javalina.

Now Avilla East is planning a density of 12 RAC. This is too high. We object to this proposal on various levels: first of all, it is not in character with the surrounding communities. The highest density of existing and established communities within 1000 ft of the parcel is 4.4 RAC in Riverbend Estates (NW of Sabino Canyon/Cloud). If you go further away, the highest density is 6 RAC in the townhouse community of Rancho del Rio on Sabino Canyon Rd. SE of the Tanque Verde Wash. Wanting to look at this proposal objectively, we visited a similar community built by the same developer on Tanque Verde Rd. at Desert Links Dr. This only confirmed our initial impression that this high density is an eye-sore and cannot be construed to be "luxury" at least as it pertains to the visual impact from outside. The homes of Avilla East will be densely packed boxes with little spacing between them, no garages and a huge parking lot that leaves very limited room for landscaping.

Our second objection relates to the traffic generated by the number of homes in the plan. Avilla states in its rezoning filing that Sabino Canyon Rd. south of Cloud has a capacity of 37,000 ADTs which Pima County staff was quoted in the Avilla paperwork as countering with a number of 33,000 ADTs. Avilla cites the current traffic density to be 35,000 ADTs. When researching this, however, we found that Pima County has a map of traffic density at http://pcmaps1.pima.gov/mapps/trafficcounts/dottrafficcounts.htm that reads counts on Sabino Canyon Rd from a permanent station #8 that is located halfway between Cloud and Tanque Verde and shows numbers around 46,000 ADTs from 2010. Confirmation of this data comes from Pima Association of Governments' website (http://www.pagnet.org/RegionalData/TransportationTrendsandData/TrafficVolumes/TrafficVolumeCounts/tabid/909/Default.aspx) which also shows counts of 47,000 ADTs from 2012. The additional traffic from 179 homes in Avilla East added to projected new traffic from the other developments currently being built (Deseo at Sabino Canyon– 39 homes, Beverly Terrace– 18 homes, Avilla West– 53 homes) will drive these counts even higher. If Sabino Canyon Rd. is already over capacity, why are we proposing to allow an additional 179 homes to be crowded onto this property? There are no plans for improvement of Sabino Canyon Rd. even though for many years it has become part of Tucson's unofficial "NE outer loop" (consisting of Sunrise-Kolb-Sabino Canyon-Tanque Verde) in the absence of a freeway that connects commuters traveling from the northern and western parts of the city back home to the northeast.

Our final objection concerns the stress this high density will put on our ground water reserves. As you know, water in our area is provided by Metro Water, which delivers well water. We have been told that our ground water table is sinking by about 1 foot per year. Crowding such high density onto this property will certainly have a significant impact on water demand in this area.

Avilla's paperwork cites "Smart Growth" and "infill" which state that an area that already has the existing transportation infrastructure and proximity to jobs and shopping would be ideal for higher density housing. The SunTran bus does stop on Cloud, every 30 minutes on weekdays and hourly on weekends, but to get into central Tucson, or to the university for example, you have to transfer at Sabino Canyon/Tanque Verde which on average requires another 20 minute wait. Ridership in this area is extremely low whether for this or other reasons. As far as proximity to shopping or jobs, we are not in bicycling or walking distance to the nearest shopping area.

A few weeks ago at a meeting with the Sabino Creek HOA when Bob Gugino was asked why the planned development called for a density of 12 RAC, he told us that this high density is "the most desirable density and use for this land." That may be the case for him and his partners in this endeavor, but it certainly is not the "most desirable" for those of us who have to live with the resulting impacts.

We respectfully request you to deny this rezoning application. Please help us save our neighborhood.

Thank you.

Drs. Katrina & John McNerney
7420 E Pipe Springs Pl
Tucson, AZ 85750
Sabino Creek HOA

David Petersen

From: Chris Poirier
Sent: Thursday, January 30, 2014 2:29 PM
To: David Petersen
Subject: FW: OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

From: Cindy Owens [mailto:cdareowens@gmail.com]
Sent: Thursday, January 30, 2014 1:47 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: SabinoJointNeighborhoods@comcast.net
Subject: OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. We and our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The intersection of Sabino Canyon and Cloud is already a busy intersection and having a dense development right at the intersection will surely increase traffic and congestion crossing Cloud. As cyclists, we are particularly concerned.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351
open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This
dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Robert and Cynthia Owens
7285 E Vuelta Rancho Mesquite, Tucson AZ 85715
Vactor Ranch

David Petersen

From: Chris Poirier
Sent: Thursday, January 30, 2014 9:44 AM
To: David Petersen
Subject: FW: Rezoning on Sabino Canyon

From: Florence Gores [mailto:flomel1@comcast.net]
Sent: Wednesday, January 29, 2014 6:47 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District4; rict3@pima.gov; District5; District4
Subject: Rezoning on Sabino Canyon

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Mel and Flo Gores

Address: 7384 E Vactor Ranch Trl Tucson, AZ 85715

Subdivision or HOA name:
Pinehurst HOA

David Petersen

From: Chris Poirier
Sent: Thursday, January 30, 2014 9:43 AM
To: David Petersen
Subject: FW: OPPOSE rezoning 15 acre parcel east side of Sabino Canyon Rd between Knollwood and Cloud

From: K Rex Call [mailto:krex55@me.com]
Sent: Wednesday, January 29, 2014 3:36 PM
Subject: OPPOSE rezoning 15 acre parcel east side of Sabino Canyon Rd between Knollwood and Cloud

Arlan Colton, Pima County Planning Director at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director at: chris.poirier@pima.gov
Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov
copy to SabinoJointNeighborhoods@comcast.net

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

K. Rex Call
7323 E Vactor Ranch Trl
Tucson, AZ 85715

Vactor Ranch Community Association

David Petersen

From: Chris Poirier
Sent: Wednesday, January 29, 2014 1:43 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Katharine Larson [mailto:Katharine.Larson@Colorado.EDU]
Sent: Tuesday, January 28, 2014 1:11 PM
To: Chris Poirier
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Katharine Larson

8190 E. Ridgewood Dr.

Sabino Vista Hills

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 29, 2014 2:18 PM
To: David Petersen
Subject: FW: I Oppose rezoning of 15 acre parcel east side of Sabino Canyon between Knollwood and Cloud

From: Lauren Mathon Maslin [mailto:laurenmathon@gmail.com]
Sent: Wednesday, January 29, 2014 1:53 PM
To: DSD Planning
Subject: I Oppose rezoning of 15 acre parcel east side of Sabino Canyon between Knollwood and Cloud

Hello,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood Dr. and Cloud Rd. this property is currently zone as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd leads past quet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequente routes for wildlife. My neighbors and I enjoy walking, running and bicycling through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The unites are 6-7 feet apart, have no private front yard, patio area or side yard and have only an 8 ft.deep backyard. The dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avila West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avila East's 179 homes, there will be a total of 299 homes and 600 new vehicles. This translates to 1800 new Averge Daily Trips (ADTs) on Sabino Canyon Rd. Avila Development has said that this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd. in 2012. With the new homes, we are approaching 50,000 ADTs.

I respectfully request that you deny this rezoning application.

Thank you.

Lauren Maslin

3640 N Camino De La Familia
Tucson, AZ 85750

HOA: Hacienda Del Joven

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, January 29, 2014 3:22 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Linda Wahl [mailto:cebras@gmail.com]
Sent: Wednesday, January 29, 2014 2:59 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd is designated as a scenic route which leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces and NO garages hence no storage space. The units have no private front yard or patio area, side yard and only an 8 foot deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing.

"Avilla East" will increase traffic on Sabino Canyon, Tanque Verde and River Roads. Pima Association of Governments (2012) stated that there were 47,201 Vehicle Trips per Day on Sabino Canyon between River Road and Tanque Verde. Initially, "Avilla" stated that 37,000 VTDs was maximum for this road. There are 49 new homes under construction in the area and 53 ("Avilla West") that will be built. "Avilla East" is now proposing 179 additional homes. By Avillas own admission in previous filings, the maximum capacity for Average Daily Trips (ADTs) on Sabino Canyon Rd between River and Tanque Verde is 37,000. They have further admitted that the Pima Assoc. of Governments (PAG) in 2012 verified the ADTs at 47,201. They are also aware the total projected 281 new homes for this intersection will result in 562 more vehicles and 1686 ADTs bringing the total ADTs close to 50,000. They have further admitted that none of this traffic congestion would be a problem if they just developed their property in harmony with the surrounding "scenic route" Sabino Canyon Rd neighborhoods.

MANY people drive
way over the speed limit on a regular basis, making it dangerous to even make a RIGHT turn from my neighborhood onto
Sabino Canyon Road

I have lived in Tucson for 36 years, and I
moved to this area from mid-town to get away from density.

I respectfully request you to deny this rezoning application

Thank you.

Name:
Linda Wahl

Address:
3010 N. Placita Chorro Tucson, AZ 85715

Subdivision or HOA name:
Villa del Rio

David Petersen

From: Chris Poirier
Sent: Thursday, January 30, 2014 9:42 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Gordon Hunter [mailto:gordon@hunteraz.com]
Sent: Wednesday, January 29, 2014 2:14 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife.
Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Gordon & Mary Hunter

Address: 3521 N Calle Vistosa

Subdivision or HOA name: SVHOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, January 28, 2014 12:00 PM
To: David Petersen
Subject: FW: cloud exit

From: Jvhitman [mailto:jvhitman@aol.com]
Sent: Sunday, January 26, 2014 3:53 PM
To: DSD Planning
Subject: cloud exit

Please no Cloud exit off of the area. This will create to much traffic Thanks Jim Verhaeghe

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, January 28, 2014 12:01 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd betweenKnollwood and Cloud

From: nebnek@q.com [mailto:nebnek@q.com]
Sent: Monday, January 27, 2014 5:05 PM
To: DSD Planning; chris poir; District1; DIST2; District3; District4; District5
Cc: sabinojointneighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd betweenKnollwood and Cloud

Dear Chris Poirer, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd and Cloud.

I have attended all Pima County Supervisor and Zoning Commissioner public meetings on Sabino Creek Project.
1. Zoning Commissioners voted not to support Sabino Creek.
2. Pima County Supervisors voted for Sabino Creek.
3. Why do we have Zoning Commission if the Supervisors are not going to follow there recommendations.
4. Supervisors don't seem to be accountable to anyone or anything. Their term should be 6 to 12 months.
5. Why do we have a Supervisor for each district?

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, January 28, 2014 12:02 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sue Hayes [mailto:suelaney0425@gmail.com]
Sent: Tuesday, January 28, 2014 10:36 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Susan Hayes

Address: 3511 N Calle Vistosa

3501 N. Calle Vistosa, Tucson, AZ 85750 (26+ years resident/homeowner of the area in question)

Sabino Joint Neighborhoods

David Petersen

From: Chris Poirier
Sent: Tuesday, January 28, 2014 12:05 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Importance: High

From: Catherine Katz [mailto:ckatz1217@gmail.com]
Sent: Tuesday, January 28, 2014 11:55 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Importance: High

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Catherine Katz, Tucson native (2nd generation)

Address: 3511 N Calle Vistosa

Subdivision or HOA name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Tuesday, January 28, 2014 10:35 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Troy Hayes [mailto:turnagain0425@gmail.com]
Sent: Tuesday, January 28, 2014 10:23 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Traffic volume in the immediate area is already excessive. This rezoning will make it out of control.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Troy Hayes

David Petersen

From: Chris Poirier
Sent: Tuesday, January 28, 2014 9:42 AM
To: David Petersen
Subject: FW: Rezoning 15ac.ne.cor.N. Sabino Canyon/E.Cloud Rd.

From: Jerry S Jones [mailto:jerrysjones@msn.com]
Sent: Tuesday, January 28, 2014 9:19 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; Sabino Joint Neighborhoods Committee
Subject: Rezoning 15ac.ne.cor.N. Sabino Canyon/E.Cloud Rd.

Jerry S Jones and Leora Garcia-Jones
3440 N. Camino De Piedras
Tucson, AZ 85750
Sabino Vista on E. Cloud Rd.

We strongly oppose the rezoning of the 15 acre parcel on the northeast corner of N. Sabino Canyon Road/East Cloud Road. In addition to the well written letter from our "Sabino Joint Neighborhoods Committee" detailing our objections, you have also received many letters from our community's residents who share those views. Given time, this 15 acre parcel will be developed with single family homes in keeping with the existing character of the area. To approve the zoning change is just plain wrong. We are pleading for your protection on legitimately solid,sound, reasoning. Based on our stated argument, and In all due respect, we ask you to "listen to the voice of the people," "stick to principal",
and "deny the rezoning change."

Truly yours,

Jerry Jones and Leora Garcia-Jones
Sabino Vista

David Petersen

From: Chris Poirier
Sent: Tuesday, January 28, 2014 9:41 AM
To: David Petersen
Subject: FW: Opposed to Avilla Sabino East - Sabino Canyon / Cloud Road Development

From: David Hoefferle [mailto:dhoefferle@comcast.net]
Sent: Tuesday, January 28, 2014 8:54 AM
To: dsd@planning.pima.gov; Chris Poirier; Ally Miller; Sharon Bronson; Ray Carroll; Richard Elias; Ramon Valadez
Cc: sabinojointneighborhoods@comcast.net; dhoefferle@comcast.net
Subject: Opposed to Avilla Sabino East - Sabino Canyon / Cloud Road Development

Re: Avilla Sabino East Development - DISTRICT 1

To Pima County Government:

We are OPPOSED to the proposed development of apartment "homes" in our neighborhood just a short distance from our house. This development is offensive and is not of the quality of the townhomes across the street. No garage or even carport results in what appears to be a "Tent City". It is apparent that the intent of the developer is to make as much money as possible with the least amount of effort. A 15 RAC on this property, right next door to $400,000 or more homes is not acceptable. Mr. Gugino would never allow this type of development next to his home.

We are in favor of appropriate development similar to the older developments south of Cloud and Sabino Canyon. We want the developer to make a reasonable return on his investment, but don't want him to make a "killing" at our expense. This current plan will become a blight on our community and must be denied.

David and Rena Hoefferle
3787 N Sabino Ridge Pl
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Tuesday, January 28, 2014 8:09 AM
To: David Petersen
Subject: FW: Pima County Development of 15 acre Sabino Canyon Road/ Cloud Rd/Knollwood Dr Parcel

From: craig4sue@comcast.net [mailto:craig4sue@comcast.net]
Sent: Monday, January 27, 2014 3:59 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4
Subject: Pima County Development of 15 acre Sabino Canyon Road/ Cloud Rd/Knollwood Dr Parcel

Dear Pima County Planning Director, Assistant Planning Director and Supervisors,

RE: **Re-zoning/ Development "Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel**

I am writing concerning the proposed RE-ZONING and development of the area "Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel." I am not in favor of the rezoning; I am vehemently opposed to it.

I have lived adjacent to that area for over 20 years and my children attended the nearby elementary school , Fruchthendler Elementary. I lived in Sabino Vista South and then now in Sabino Vista Hills. I have remained in the Sabino Vista neighborhoods because of many reasons, primarily because it has been a very quiet, safe, desirable place to raise a family. The community and neighborhood school have been wonderful over this entire time period.

The initial zoning for this Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel was intended to help preserve the community we homeowners bought into - the wonderful combination of desert open space and desert vegetation with vibrant, planned residential areas. Presently, the wildlife in the area abounds with a wonderful mixture of large and small desert animals. Also, there is a large amount of native desert plants and desert open space in the area. With the proposed rezoning and increased density, many residents are concerned how the environment, our environment, will be impacted. It seems evident such impact will be not be a positive one in those areas. Our concern is why should you allow/vote for such an unnecessary, preventable negative impact in this already over- saturated part of the county? An impact that is more negative, more undesirable than in the original county zoning plans?? It seems clear that increased residential density in this area is not a benefit to the surrounding desert environment or to the maintenance of the surrounding community, to include the nearby public school and the several impacted traffic centers, both in the county and in the city.

The safety of all the school children walking, riding bikes is a huge concern to all. Traffic congestion and small children are not a safe combination.
The rezoning will create an inevitable huge increase of traffic and congestion around the school, as most homeowners today have at least a 2 vehicles (per unit) The increased traffic and congestion will be a huge, unnecessary impact is on an already inadequate, under capacity infrastructure. Pima County roads are, in general, in terrible shape in this area ...just drive down neighboring, adjacent

streets. We certainly do not need more traffic wear and tear on streets we already can't maintain. That doesn't promote a safer community either.

The Sabino Canyon corridor is one of the busiest in the Tucson Metro area- there are weekly accidents already along this corridor...the proposed increased residential density will cause more congestion and increase the traffic, compounding an already dangerous traffic situation. The City of Tucson seems to be at max capacity already with the traffic situation at Sabino Canyon/Tanque Verde. Increasing the traffic impact there on Sabino Canyon Road will also impact all the high school age drivers going to Sabino HS for classes and activities from this part of the school district. There is no through road east to the HS via Snyder Rd, the zoning has never been changed for that to be able to happen, so they all must drive through the Sabino Canyon corridor to the Tanque Verde Rd. intersection. Increasing the traffic by that kind of proposed vehicular density (according to the rezoning) would be a very dangerous development for old and young alike.

So how does this rezoning proposition benefit Pima County, it's environment and the safety and welfare of it's residents in this area in any way? Yes, it will provide for more taxpayers per acre, but hopefully that is not the only criteria that you take under consideration. I know of no one in this area, no other homeowner that I have spoken with, that views this proposed rezoning as a positive move for Pima County and our community.

Thank you for your time and thoughtful consideration of the rezoning issue on this parcel.

Sincerely,
Susan Danielson
4001 N. Ridgecrest Drive
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Monday, January 27, 2014 2:13 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: JOE L GARCIA [mailto:eanneg@msn.com]
Sent: Monday, January 27, 2014 1:53 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Pima County Planning Director, Chris Poirier, and Supervisors Ally Miller, Ramon Valadez, Sharon Bronson, Ray Carroll, and Richard Elias:

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in the the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon anb River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles with translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Joe L. and E. Anne Garcia

Address: 7893 E. Wild Mustang Place

Subdivision or HOA Name: Sabino Vista

David Petersen

From: Chris Poirier
Sent: Monday, January 27, 2014 2:13 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Sarah Shaw [mailto:sfshaw07@comcast.net]
Sent: Monday, January 27, 2014 12:38 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Sabino Canyon Road has already become one of Tucson's "Autobahn" highways with daily auto races from 7:00 am to 9:00 am and 3:00 pm to 6:00 pm with speeds approaching 60mph in 40mph and 45mph zones. It is only a question of time until quite serious accidents occur on this stretch of road, if this has not already occurred. It, thus, is very questionable to allow more traffic on Sabino Canyon Road.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Sarah F. Shaw, Ed.D.

Address: 7379 E. Vactor Ranch Trail, Tucson, AZ 85715

Subdivision or HOA name: Vactor Ranch

David Petersen

From: Chris Poirier
Sent: Monday, January 27, 2014 11:06 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Marilyn Olson [mailto:molsonaz@comcast.net]
Sent: Monday, January 27, 2014 9:17 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.
At this time it is next to impossible to make a left hand turn out of Vactor Ranch and the new development will make it only worse.

I respectfully request you to deny this rezoning application.

Thank you.

Name:
Marilyn Olson
Address:

7153 E. Placita Rancho La Cholla
Tucson
Subdivision or HOA name:
Vactor Ranch

David Petersen

From: Chris Poirier
Sent: Monday, January 27, 2014 8:51 AM
To: David Petersen
Subject: FW: rezoning application Sabino Canyon/Knollwood

From: Lisa Collins [mailto:collinsclan57@msn.com]
Sent: Friday, January 24, 2014 5:23 PM
To: sabinojointneighborhoods@comcast.net
Subject: rezoning application Sabino Canyon/Knollwood

To Whom it may concern,
I am writing in reference to your future decision concerning entrance/exits for the Sabino Canyon/Knollwood Dr/Cloud Property.
I am sure you are very busy, but I do appreciate you taking the time to read my input.

I understand that you did not have many people show up at the final supervisiors meeting and thus the decision was to let the zoning change go through. Perhaps you were not aware of the overflow of residents who opposed the meeting held by Supervisor Miller at the RIver LIbrary.
I know that I sent a letter to each of you by email to voice my opinion about rezoning, but I only heard back from one supervisor. I am sure that others, like me, were unable to block out a day from work to go downtown to be heard. That is why I am trying, once again, to reach each of you by email.
I hope that you find time to let me know you received this email so that I know you are hearing my opinion.

My name is:
Lisa Collins
3349 N. Camino Esplanade
(I live off of Cloud Road)

I would like to ask that you do not consider allowing any entrances or exits off of cloud road.
Years ago, parents went to a great deal of effort to get the county to build walking paths so our children would be able to get back and forth to school on foot and on bikes safely. I respectfully ask that you do not let a rental property trump the current, wonderful, safe environment for our school children by interrupting the path as it now stands.
I realize that Sabino Canyon is a very busy road, and that is where I believe the traffic needs to stay.
Also, there is a already a lot of traffic on Cloud Road. Again, Sabino Canyon is just a few blocks from an Elementary school. We have had 4 robberies on Cloud road in the last 12 months that I know. There is already a lot of traffic from Ventana Canyon Resort and visitors to the neighborhood. We have bus stops along Cloud Road where you would be considering an entrance and exit, and this is the same area where people are rushing off to work each day and the traffic is heavy.

Please keep our neighborhood a neighborhood by routing this recently approved rental property entrance and exits off of Sabino Canyon only. I am certain that the builders are experienced about how to manage one entrance effectively as they continue their planning.

Kind regards,

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 24, 2014 11:00 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Open Zealot [mailto:bob@azpotlatch.org]
Sent: Thursday, January 23, 2014 9:54 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.

I ask you to remember why this zoning plan was created by your predecessors. History has proven that quality of life is better when areas are allocated to homogeneous community development. In the neighborhoods surrounding this small undeveloped segment, secure and mature communities of like minded families have grown just as was planned. 95% of these citizens accepted the constraints of the zoning, consciously chose to move here, and built these neighborhoods.

This parcel is not undeveloped because it is the least desirable and hence last remaining.

Every few years the homeowners in this area have held their collective breaths waiting for the next re-zoning proposal. Has any attempt ever been made to develop this parcel within the rules? The owners of this parcel appear to seek to make a profit at the expense of our efforts by getting a rule change in the late minutes of the game.

Please do not reward this free-riding behaviour.

Please do not create a windfall profit for this tiny minority of property holders at the expense of the rest of us.

I have heard no arguments that highlight some new found flaw in the plan.

I have heard no arguments that identify some special circumstance differentiating this parcel from the three adjacent corners of this intersection.

If you believe that it is time for this region to migrate to a considerably higher density of housing, why are you not considering setting aside the wider plan and re-zoning the whole area. That would give us all a fair chance to profit from an expanding metropolis.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bob Pekarske

Address: 3312 N Calle De Beso

Subdivision or HOA name: Sabino Vista South

--

Released to the ether by Bob Pekarske
Utility Computer Scientist and Open Source Zealot

bob@azpotlatch.org
http://azpotlatch.org
http://pekarske.name

"Every day above ground is a good day!"
"Any day on the Arizona Trail is a great day!"

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Friday, January 24, 2014 11:00 AM
To: David Petersen
Subject: FW: overdevelopment at Cloud and Sabino Canyon Road
Attachments: DOC012314.pdf

From: Robert L. Villamana [mailto:bob@wechv.com]
Sent: Thursday, January 23, 2014 4:42 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Cc: leslie zirkle; desertdweller58@yahoo.com
Subject: overdevelopment at Cloud and Sabino Canyon Road

Please see attached letter from my wife in opposition to the proposed super high density development proposed for the intersection near our home i.e. Sabino Canyon and Cloud. Please lower the proposed density. Do not let our neighborhood be destroyed by this development. Thank you.

Robert Villamana
Waterfall, Economidis, Caldwell, Hanshaw and Villamana P. C.
5210 E. Williams Circle Suite 800
Tucson AZ 85711
(520) 745-7804 direct line
(520) 745-1279 fax
Email rvillamana@wechv.com
Website www.wechv.com

WATERFALL, ECONOMIDIS, CALDWELL, HANSHAW & VILLAMANA, P.C.
is a full-service law firm providing quality legal services in Southern Arizona since 1969. We know Tucson. **We are Tucson.**SM

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Patricia Villamana
Wild Spirit Ranch
3181 N. Rowe Lane
Tucson, AZ 85750

Dear Representative:

I absolutely oppose the rezoning for 179 "homes" on the Sabino Canyon/Cloud Road/ Knollwood property.

I have been a Tucson resident since 1952 when I was a baby. I have watched our beautiful town be destroyed and disrupted by poor development and planning—and particularly by unnecessarily high density developments.

Please do not continue to destroy Tucson!!

The two developments across the street and diagonal to the proposed project were developed beautifully. They are Sabino Vista Circle and River Bend. They are compatible with the surrounding single family residences located on larger lots. The pending project should be developed similarly to those. If so, there would still be plenty of profit for the developers and tax revenue for the County.

The greed of a developer should not take priority over the desires of the existing neighbors, who chose a peaceful, somewhat rural quality of life by moving into this neighborhood many years ago. We have been here over 20 years. The proposed project will change our area forever. It will clog our streets, open areas, the River Walk, the school, etc. It will be almost impossible to exit Cloud Road onto Sabino Canyon Road!!!!!!!

I ride horses which are boarded on my property, which is along the north side of Tanque Verde Creek. I also drive a horse drawn Meadowbrook cart. The additional auto and pedestrian traffic will pose substantial hazards to me and my animals, as well as to my neighbors who also ride horses in the neighborhood.

I am very proud of Tucson's heritage, with its open spaces, although they are fast disappearing. More high density developments, especially for rental units to be occupied by those without real roots in our community, will further deteriorate our town and area. It has not been many years since the comprehensive plan was adopted for this area. There is no need for that plan to be gutted by the change to such a very high density project.

Forty units is more than enough for that piece of property. I encourage you to do what is necessary to scale back this proposed project. Do not participate in the further destruction of the beauty of this area. Respect the opinions of your present constituents and residents. Stand up for the true good of this community.

Patricia Villamana

722-5450

David Petersen

From: Chris Poirier
Sent: Friday, January 24, 2014 10:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: bmcdan1962@aol.com [mailto:bmcdan1962@aol.com]
Sent: Thursday, January 23, 2014 1:36 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

My wife and I are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.

Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request that you deny this rezoning application.

Sincerely;
Bruce & Amy McDaniel
7302 E. Calle Los Arboles, 85750
Sabino Vista South

David Petersen

From: Chris Poirier
Sent: Friday, January 24, 2014 10:10 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Linda K Wilson [mailto:lkwsoma@comcast.net]
Sent: Thursday, January 23, 2014 11:57 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5; DSD Planning; District1; DIST2; District3; District4; District5; DSD Planning; District1; DIST2; District3; District4; District5; DSD Planning; District1; DIST2; District3; District4; District5; DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Linda K. Wilson

7370 E. Knollwood Drive

Tucson, Az 85750

Sabino Creek HOA

Linda K. Wilson, 520-296-0436

David Petersen

From: Chris Poirier
Sent: Friday, January 24, 2014 10:09 AM
To: David Petersen
Subject: FW: rezoning

From: Margaret Ramsay [mailto:dancermhr@earthlink.net]
Sent: Thursday, January 23, 2014 11:34 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: rezoning

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Margaret Ramsay
3710 N. River Canyon Rd.
Tucson, AZ
Sabino Vista Village

David Petersen

From: Chris Poirier
Sent: Friday, January 24, 2014 8:19 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: sregelbrugge7311@comcast.net [mailto:sregelbrugge7311@comcast.net]
Sent: Wednesday, January 22, 2014 6:08 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that **I OBJECT** to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. What is the exact reason that the Board of Supervisors would allow this to happen ? How does it benefit our community ?

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. To our knowledge , the county has no plan to provide enhancements to the roadways to accommodate the excess traffic that already exists.

I respectfully request you to deny this rezoning application.

Thank you.

Sylvia and James Regelbrugge
7311 E Calle Cabo

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 23, 2014 10:48 AM
To: David Petersen
Subject: FW: Rental homes on Cloud and Sabino Canyon

From: Dale Webb [mailto:desertdweller58@yahoo.com]
Sent: Wednesday, January 22, 2014 5:25 PM
To: DSD Planning; Dale Webb
Subject: Rental homes on Cloud and Sabino Canyon

Dear County Planning Director: I am writing to you to express my deep distress over the decision to let a developer build almost 200 RENTAL homes on 15 acres at the corner of Cloud and Sabino Canyon Road. That is about 150 more homes than should be built if this property is to be consistent with the nearby subdivisions. And the fact that they are to be RENTALS, MAKES THE WHOLE PROPOSAL VERY OUTLANDISH!!!

There are new homes being built on Sabino Canyon Road north of this planned disaster that should be used as a model and the zoning should not be approved for more than three homes per acre. This is a nice residential area and it will be DESTROYED by the building of RENTAL BOXES next to each other with no driveways, garages, or free space. Further, if he is allowed to build, all of us homeowners will lose substantial property values, we will have extreme traffic to contend with just to get on to Sabino Canyon Road, and we will have much higher CRIME RATES TO CONTEND WITH as well. This developer knows he can not sell these BOXES because no one will buy them, but he hopes to RENT them because he does not have to worry about any pride of ownership so we are destined to have AT LEAST 800 TRANSIENTS LIVING NEARBY. And that is the best case as rentals often end up with two or more families living in them. That means we could have more than 1000 short term residents living on this corner and entrance to our very nice, well established, and well maintained subdivision. Even worse, after a year or two it will be run down and we will be ashamed to have guests to our home or Realtors to show our home as they will have to first pass this newly created SLUM with big FOR RENT signs!!!

I live in the Sabino Vista Subdivision at 7700 E Calle Los Arboles, Tucson, Az 85750. My phone number is 520-298-0924 and I sincerely hope the Board of Supervisors, your office, or somebody with common sense puts a stop to this OUTRAGEOUS, GROSSLY OFFENSIVE building plan. Thank you for reading my opinion which is shared by my spouse.

Sincerely,

Dale A. Webb

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Thursday, January 23, 2014 10:47 AM
To: David Petersen
Subject: FW: Protest of Sabino Canyon/Cloud development

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Wednesday, January 22, 2014 4:23 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Fwd: Protest of Sabino Canyon/Cloud development

Begin forwarded message:

From: Miles West <mileswestltd@yahoo.com>
Subject: Protest of Sabino Canyon/Cloud development
Date: January 22, 2014 10:37:46 AM MST
To: Sabino Joint Neighborhoods Committee <sabinojointneighborhoods@comcast.net>
Reply-To: Miles West <mileswestltd@yahoo.com>

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Miles West
7201 E. Sabino Vista Dr.
Sabino Vista HOA

David Petersen

From: Chris Poirier
Sent: Wednesday, March 05, 2014 4:14 PM
To: David Petersen
Subject: FW: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: DONALD [mailto:bcankl@msn.com]
Sent: Wednesday, March 05, 2014 2:03 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Donald and Carol Ankley
3333 N Placita Brazos

David Petersen

From: Chris Poirier
Sent: Wednesday, March 05, 2014 11:42 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Wednesday, March 05, 2014 11:35 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: latache65@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 4, 2014 8:57:05 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Connie Partain

Address
7715 E. Knollwood terrace tucson, AZ 85750

Subdivision/HOA
Sabino Knolls

Email
latache65@yahoo.com

David Petersen

From: Chris Poirier
Sent: Wednesday, March 05, 2014 11:42 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Kathleen Waters [mailto:kcarrwaters@gmail.com]
Sent: Wednesday, March 05, 2014 11:37 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Kathleen C. Waters

Address:3755 N Knollwood Circle

Subdivision or HOA name:Sabino Vista

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Wednesday, March 05, 2014 10:36 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Mike Esparza [mailto:meespar@gmail.com]
Sent: Wednesday, March 05, 2014 8:48 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bertha Esparza

Address: 8381 E. Brookwood Dr., Tucson, AZ. 85750

Subdivision or HOA name: Sabino Vista Hills

David Petersen

From: Chris Poirier
Sent: Tuesday, March 04, 2014 3:34 PM
To: David Petersen
Subject: FW: Sabino rezoning - constituent letters
Attachments: Sabino opposition - constituent letters.pdf

From: Joseph Cuffari
Sent: Tuesday, March 04, 2014 10:07 AM
To: Chris Poirier
Cc: Shirley Lamonna
Subject: Sabino rezoning - constituent letters

Chris,

Attached are all of the letters the District 1 Office has received to date regarding the rezoning of Sabino and Cloud. I believe they are all in opposition. The names and addresses are associated with the letters to hopefully trigger a super-majority.

Thanks,
Joseph V. Cuffari
Constituent Liaison, Supervisor Ally Miller
District 1, Pima County

P: (520) 724-2738
F: (520) 724-8489
www.pima.gov/bos/dist1

Sign Up for the District 1 Newsletter!

Sabino Canyon – Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Wiliam and Joan Cirrito
Address: 4131 N. Calle Bartinez Tucson AZ 85750

Subdivision or HOA name: Sabino Shadows

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application. PLEASE RECOGNIZE THAT THIS IS A VERY SIGNIFICANT "QUALITY OF LIFE" ISSUE.

Thank you.

Name: Ric Barbour and Paul Sheldon

Address: 3672 N. River Canyon Rd.
Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Village

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The new planned density of Medium High Intensity Urban with 12 units per acre is too high considering the current and adjacent zoning is 4 units per acre. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. Based on these figures this corridor is currently well over the recommended ADTs. With the new homes we are approaching 50,000 ADTs this pushes the corridor well beyond it's capacity.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Jonathan Marohn

Address: 7945 E. Cloud Rd, Tucson AZ 85750

Subdivision or HOA name: Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kevin Mattocks, Trisha Mattocks and Hunter Mattocks

Address: 7127 E. Sabino Vista Cir. Tucson, Arizona 85750

Subdivision or HOA name: Sabino Vista Circle.

Hello Concerned Area Residents,

Just a reminder: The Pima County Planning and Zoning Dept. is, as you know, currently working on verifying the paperwork re: the rezoning-application for 179 new homes on the Sabino Canyon/Knollwood Dr/Cloud Rd property. If you have not already done so, please let the Planning Dept. know your opinions by clicking on the link above and, if possible, *personalize* the letter by editing it or adding additional information. (FYI– We have been told that referring to "renters" as potentially undesirable people who increase the crime rate will not help our case.)

If your email program does not accept active links (or the link doesn't behave as it should and create a protest letter), please follow one of these options:

1. compose your own email and send it to the addresses listed below
2. copy and paste all or part of the suggested message included at the bottom of this email, fill in your name, address and subdivision or HOA name and send it to the listed email addresses
3. hit reply to this email, fill in your name, address and subdivision or HOA name at the end of the message where indicated and we will remove all but the suggested message below to forward on to the appropriate Pima County officials.

We NEED your help!! Please also spread the word or forward this email to any concerned friends and neighbors. It is important that the Planning Dept. as well as the Supervisors hear from **as many neighbors as possible**. If everyone receiving this email could forward it on to 5-10 friends, our impact will be that much greater. **The Planning and Zoning Commission Hearing on this rezoning is tentatively scheduled for Feb. 26th, so all emails need to be sent in well in advance of that date. Inundating the Commission at the last minute is not as effective.**

Thank you,
Katrina

Addresses:
If composing your own email, please send it to:

Pima County Planning Director at: planning@dsd.pima.gov
Chris Poirier, Assistant Planning Director at: chris.poirier@pima.gov
Supervisor Ally Miller, District 1: district1@pima.gov
Supervisor Ramón Valadez, District 2: district2@pima.gov
Supervisor Sharon Bronson, District 3: district3@pima.gov
Supervisor Ray Carroll, District 4: district4@pima.gov
Supervisor Richard Elías, District 5: district5@pima.gov
copy to SabinoJointNeighborhoods@comcast.net for our records

Or to make it easier, just copy and paste this address list into your email:

planning@dsd.pima.gov,
chris.poirier@pima.gov, district1@pima.gov, district2@pima.gov, district3@pima.gov, district4@pima.gov, district5@pima.gov, SabinoJointNeighborhoods@comcast.net

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We are especially concerned about a decline in wildlife in our area, and we are not just talking about the occasional coyote that you will also find in town. Right now, we are having many different wild life species roam through the washes next to our house. Those washes lead right to the lot in question. Right now, that lot is part of their habitat. I understand that the washes serve as corridors; but if all the land that the corridors lead to is being destroyed, by leaving as little natural landscape as in the suggested plan, that wildlife has no more areas to go to. (It is like having a house with hallways, but no rooms...) The wildlife will decline in number and some of it, possibly, completely disappear from the area. Our daughter once set up camera traps there and caught pictures of raccoons, desert foxes, coyotes, javelinas, rabbits, bobcats and more. I also took some pictures of animals in that area. I attached some of those pics.

I respectfully request you to deny this rezoning application. Thank you.

Sonja, Gary, David and Sandy Slovikosky
3605 N Sabino Creek Place
Tucson, AZ 85750
Subdivision: Sabino Creek

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that We OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although We do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Additionally, the developer's site plan proposes one exit from the new development that would empty onto E. Cloud Road between N. Sabino Vista Drive and Sabino Canyon Road at the point where west-bound traffic on Cloud Road forms for either left hand or right hand turns onto Sabino Canyon Road. The morning rush hour traffic would be severely impacted by the increased traffic emerging from the development at this confined road space.

We respectfully request you to deny this rezoning application.

Thank you.

Charles and Linda Mount
8041 E Alteza Vista, Tucson 85750

Hacienda del Joven Estates HOA

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of

Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Erich Smidt

Address: 7705 E. Knollwood Terrace, Tucson AZ 85750

Subdivision or HOA name: Sabino Vista Knolls

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that We OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.
Robert H O'Toole
Daniela K O'Toole

7809 E Highview PL
Tucson, AZ, 87055
Subdivision or HOA name: Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Kimberly Marohn

Address: 7945 E Cloud Road

Subdivision or HOA name: Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Danny & Sabrina Plattner

Address: 7831 E Knollwood Terrace
85750

Subdivision or HOA name:

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:Alyson Ruiz

Address:7832 E Highview Pl

Subdivision or HOA name:SVHOA

Sent from Alyson's iphone

Dear Chris Poirier,

Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd.

This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Thank you.

Lewis & Janice Williams
7518 E Pinewood Pl
Tucson, AZ 85750

Sabino Vista Knolls

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I strongly protest the rejoining of the property adjacent to our neighborhood for higher density residences! The adverse impact to our traffic and our property values is unacceptable!

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:James B. Hohmqn, Jr. And Charles R. Kocher

7725 E. Oakwood Circle
Tucson, AZ 85750

Address:

Subdivision or HOA name: Sabino Vista Knolls

Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors

We do not support the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road (between Cloud Rd and Knollwood Dr.). The property should be developed in a complementary fashion in keeping with the character of the adjacent developments. It does not meet this standard, however.

Sabino Canyon Road passes through peaceful neighborhood communities comprising a desert habitat supporting a wide variety of native flora and fauna. Current residents enjoy hiking, biking, walking and other leisurely pursuits throughout this quiet and beautiful area in the Catalina Foothills.

The rezoning plan would disrupt and destroy our current lovely environment because its proposed density of 12 units per acre is too high. We have been informed that the preliminary site plan contemplates 179 units, including 351 parking spaces. The units are spaced only 7 feet or less from one another, do not include private front yards, patios, or space for side yards, and the backyards are minuscule -- only 8 feet deep!

We have been notified that Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in this area. With Avilla East's 179 units there will be a total of 299 residences and 600 additional vehicles which will add 1800 Average Daily Trips (ADTs) on Sabino Canyon Road. We have been told that this traffic corridor has a capacity of 37,000 ADTs. Please note that a Pima Association of Governments 2012 traffic study documented 47,201 ADTs on this section of Sabino Canyon Road. Adding this new development will increase traffic to approximately 50,000 ADTs. This is unacceptably high and will significantly disrupt the character of our neighborhood.

By any standard, the proposed rental property does not support the developers' description of "luxury" housing. We strongly believe that this property development does not belong in close proximity to our surrounding tranquil residential communities.

We strongly request that you deny this rezoning application.

Respectfully yours,

Joe & Heather Lipsey
3676 N River Canyon Rd
Tucson, AZ 85750
Sabino Vista Village
(520) 296-8154
(520) 975-0703 (mobile)
jwlipsey@msn.com

Dear Chris Poirier,

Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Terry J. Ney
7511 E Knollwood Pl.
Tucson, AZ 85750

jtney@aol.com
Member of the
Sabino Vista Homeowners Association, Inc.

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name. Helen Corrigan 520-885-4100

Address: 7512 E. Knollwood Place
Subdivision or HOA name: Sabino Knolls

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Please note my concluding request.

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. I support personal property rights, but remind you that the protections by zoning laws are not only for the protection of property owners, but also surrounding property owners. The purpose is NOT to maximize the value for the benefit of potential developers. It someone paid a price based on pulling the political strings for a zoning change—TOO BAD. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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I request you to deny this rezoning application. If it is not denied, I request that Chris Poirier and Supervisor Ally Miller give me a personal call to explain the decision.

Thank you.

Vince Schantz

Vincent L. Schantz
5120 N. Siesta Drive
Tucson, AZ 85750
520-638-6248

Member Hidden Valley HOA

Sirs,

I believe that it is wholly inappropriate to allow high density residential development in areas away from the core of the city where there is the necessary infrastructure to support it. To do so will only further exacerbate traffic and other problems. Any short term fiscal gain from development fees will soon be offset by future costs and problems and my quality of life will be severely compromised.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I live in this area and chose it because of its rural and quiet nature.

Please deny any and all rezoning requests for this scenic area. Thank you.

John A. Cerino

John Cerino
8451 E Tourmaline Dr
Tucson AZ 85750
520-721-1012

520-204-2910 (cell)
jacerino@gmail.com

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad Mini

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

Sent from my iPad Mini

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Michael J Mulcahy
8233 E Big Horn Trail

Castle Rock Estates, Hidden Valley Owners Association

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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In addition, the current plot plan shows an exit from the new development on to Cloud Road close to the intersection of Cloud Road and Sabino Cloud Road. Cloud road is a 'funnel' road serving several neighborhoods with no other access. Cloud Road is already a very busy road, and the addition of this development's access on to Cloud Road this close to Sabino Canyon Road will create a bottleneck for all of the neighborhoods dependent on Cloud Road.
I respectfully request you to deny this rezoning application.

Thank you.

Name: Steve Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

Steve

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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River Road, Cloud Road, Kolb Road to Sunrise, Sabino Canyon Road and Tanque Verde Road already have very long lines and it takes more than one or two periods (or even 3 or 4) of green lights to get through. Also, we have a very high number of winter visitors that have condos and townhouses by Ventana Canyon that clog the roads more in the winter months. Please do not over crowd these roads even further by adding a very large number of rental properties with a possible 2 cars each along these roads.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Norma Pancoast

Address: 3610 N Camino De La Familia

Subdivision or HOA name: Hacienda Del Joven

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Beth Luckhurst

Address:3765 N Creekside Pl

Subdivision or HOA name:Sabino Creek

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application. Thank you. Name: Address: Subdivision or HOA name:

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I respectfully request you to deny this rezoning application.

Thank you.

Scott and Karen Fisher

7860 E. Camino Los Brazos
Tucson, AZ 85750

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I respectfully request you to deny this rezoning application.

Sally Ransburg

3685 N. River Canyon Rd. Tucson, AZ 85750 Sabino Vista Village H.O.A.

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I respectfully request you to deny this rezoning application.

Bonnie L. Sandell
3689 N. River Canyon Rd.

Tucson, AZ 85750
Sabino Vista Village H.O.A.

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I respectfully request you to deny this rezoning application.

Thank you.
David and Joan Dameron
3768 N Sabino Ridge Pl
Tucson, AZ 85750
Subdivision/HOA name: Sabino Creek

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Thank you.

Christine Longo
7311 E Calle Los Arboles
Sabino Vista Subdivision

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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Thank you.
Chris Cooper

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I respectfully request you to deny this rezoning application.

Thank you.

Name: John and Anne Pingo

Address: 8060 E Paseo De Beatriz

Subdivision or HOA name: Hacienda Del Joven Estates

Dear Pima County Supervisors and Planning and Zoning Commission Members,

I am writing this to state my VERY STRONG OPPOSITION to the rezoning of the above mentioned parcel for the following reasons:

1. Under current zoning this parcel could have a maximum of 4 houses built on it. To go from 4 to 179 housing units is an increase by a factor of almost 45. This isn't a re-zoning, this is a complete capitulation of Pima County zoning.

2. It is patently unfair to the previous owner(s) who sold the property thinking its value was based on a maximum 4 build-able lots.

3. Zoning law, like civil and criminal law is largely based on precedent. If you establish the precedent of completely quashing existing zoning, how are you going to say "No" to the next developer and his attorneys who will certainly be arguing the precedent you have set.

4. Obviously this project would create jobs and be an economic boost. However construction jobs and the concomitant economic boost tend to be site specific and can be over when the project is completed.

5. The developer apparently feels that we need an additional 179 luxury rental units, yet most luxury rental housing/apartment complexes in the area have vacancy signs and/or first month rent free. Seemingly we have an abundance of vacant luxury rental apartments, without adding any more.

5. I live in Hidden Valley, and one of the reasons I chose to live there was the enjoyment I got from leaving the congestion of the city. I would like the zoning to remain unchanged so the congestion doesn't follow me home.

Please vote NO on this rezoning request.

Sincerely,

Norene Coy
Hidden Valley

Dear Supervisors and Planning directors,
My wife and I are are opposed to the rezoning of the Sabino canyon/Knollwood area lands. It will cause congestion in the area, traffic problems, and drive down property values. We are voters and we have lots of friends in other districts. Let it be known our future votes will take into account your actions on this issue.

Sincerely.
Douglas and Elyse Wexler

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name:Timothy and Mary Jablonski

Address:3160 N. Elena Maria

Subdivision or HOA name:
LaCienega

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Wilbur and Janice French

Address: 7734 East Oakwood Circle 85750

Subdivision or HOA name: Sabino Vista Knolls

Dear Pima County Supervisors and Planning and Zoning Commission Members,

I am writing this to state my VERY STRONG OPPOSITION to the rezoning of the above mentioned parcel for the following reasons:

1. Under current zoning this parcel could have a maximum of 4 houses built on it. To go from 4 to 179 housing units is an increase by a factor of almost 45. This isn't a re-zoning, this is a complete capitulation of Pima County zoning.

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5. I live in Hidden Valley, and one of the reasons I chose to live there was the enjoyment I got from leaving the congestion of the city. I would like the zoning to remain unchanged so the congestion doesn't follow me home.

Please vote NO on this rezoning request.

Sincerely,

E. Tod Coy
Hidden Valley

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I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: John & Kimberly Carson

Address: 3773 N Sandrock Place

Subdivision or HOA name: Sabino Creek

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:
Barry Goldman
Address:
3783 N Knollwood Cl
Subdivision or HOA name:
Sabino Knolls

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Bernard and Donna Benassi
4841 N. Summit Ridge Road
Tucson, AZ 85750

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to express our intense opposition to the rezoning of the 15 acre parcel on the East side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. And in this note we will attempt to explain the logical motivation for our opposition and hopefully highlight many of the issues that should concern you as you deliberate on the choices at hand.

As you know, this property is currently zoned as Suburban Ranch. As residents of Tucson since 1966, we have witnessed and experienced its rampant, and in many cases ill conceived growth. We understand that the development and utilization of a community's resources, including its vacant land areas will occur. However we have been forever hopeful that such development can be well planned and integrated to be compatible with the characteristics of the neighborhoods and life styles of the citizens that already live in the surrounding areas. We believe that if you carefully review the data associated with developer's proposal, and perhaps re-familiarize yourself with our Sabino Canyon neighborhoods, you will conclude that the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with

extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. We and many of our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is much too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

In addition to the negative environmental impact caused by such dense development and consequently increase in traffic, this density will also negatively affect the property values of existing homes. Last September, after the first public session held by our Supervisor Ally Miller, we submitted five references to studies that published data that documented the likely consequences for our Sabino Canyon area based on information and analysis gathered from communities and areas similar to Tucson. Four of the references are formal studies conducted by professionals at Universities and span various disciplines including economics, urban development, and environmental studies. The second reference is a link to a recent CNBC/New York Times article.

Each of the five references detail the high probability of significant deleterious effects that the proposed development will likely have upon surrounding home owner property values. We have attached summaries of the reports below and can again provide the complete papers and references to any of you that would like them.

We respectfully request that you collectively deny this rezoning application.

Thank you.

Michael and Kathleen Houghtaling
5115 N. Sabino Foothills Drive
Tucson, AZ. 85750

Hidden Valley Homeowners Association members

1. *The Rental Next Door: The Impact of Rental Proximity on Home Values*, CSU Master's Thesis by Wendy Usrey, 2012

"I find strong evidence that proximity to single-family rental homes plays an important role in determining a home's selling price. Rental within 1/4 mile of a sold home had a negative impact on price .."

2. CNBC article "As renters move in, some homeowners fret", Thursday, 29 Aug. 2013

http://www.cnbc.com/id/100997543

> Across the country, a growing number of single-family rentals provide an option for many who lost their homes in the housing crash through foreclosure and for those who cannot obtain a mortgage under today's tougher credit conditions. But the decline in homeownership is also changing many neighborhoods in profound ways, including reduced home values, lower voter turnout and political influence, less social stability and higher crime.

3. *Homeownership and Neighborhood Stability*, William Rohe and Leslie Stewart, University of North Carolina at Chapel Hill, 1996.

"The literature review finds considerable support for an association between homeownership and both improved property maintenance and longer lengths of tenure. .. Although initial values and citywide value changes appear to have much stronger effects on changes in property values that the tract home ownership rate, modest changes in homeownership rates are clearly associated with increased property values."

See page 41 for diagram of "Conceptual Model: Effect of Homeownership on Neighborhood Stability"

4. *Factors affecting Residential Property Values in a Small Historic Canadian University Town*, John Janmaat, University of British Columbia, Okanagan, 2007.

"Beyond conventional variables such as age and living space, the zoning classification of the property was found to be highly significant, with homes zoned for single family residential only commanding the highest price. .. these results suggests that rental externalities either due to student tenants or landlord practices are having a strong negative impact on property values."

"At the average house price, a one decibel increase in peak sound levels reduces the house price by about two percent. .. There is a strong negative effect of zoning designations that allow rental accommodation."

5. *The Impact of Open Spaces on Property Values in Portland, Oregon*, B. Bolitzer and N. R. Netusil, Journal of Environmental Management, 2000, pg. 185-193.

"Results show that proximity to an open-space and open-space type can have a statistically significant effect on a home's sale price."

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Enough is enough!

I am writing to inform you that I STRONGLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. It should stay that way.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Katherine Cerino
8451 E Tourmaline Dr
Hidden Valley Subdivision
Tucson AZ 85750

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I want to go on record as opposing the rezoning of the 15+ acre parcel on the east side of Sabino Canyon Rd. between Knollwood Dr. and Cloud Rd. In addition, I specifically object to the proposed development of 157 residential units on this parcel. While I understand the desire to develop this parcel and the need to provide for a growing population in Pima County, I feel that there are many serious flaws with the development as proposed, including:

- **Density** at 11.8 RAC far exceeds the approximate RAC of 2.5 for the Sabino Creek neighborhood, in which I live and which abuts the proposed development to the N and NW.

- **Design** is not in keeping with surrounding lower density developments. Specifically, the dense, walled, and gated development will be in severe contrast with the community feel and sense of place of the Sabino Creek neighborhood, for which for walking and biking are popular activities.

- **Bufferyards** are nearly non-existent, and the calculations shown seem to take credit for the existing backyard spaces of adjacent neighborhoods.

- **Wildlife** - The proposed development makes no provisions for the diverse wildlife that has been documented in the area

- **Traffic** estimates for Sabino Canyon are based on 5 year old data, and significantly underestimate current traffic as reported on Pima County's monitoring system, let alone the addition of this and the two other parcels along Sabino Canyon that have already been approved, but not as yet completed.

- **Traffic Concurrency** - though concurrency is claimed, the proposal routes a portion of egress traffic onto Knollwood, which is a local street that provides access to the Sabino Creek and Sabino Vista neighborhoods.

- **Traffic Safety** - The proposed egress onto Knollwood will add cross-traffic in a flow-through area that has been modified several times to separate flows and mitigate existing hazards.

- **Colors, Views** - The colors proposed differ significantly from adjoining neighborhoods, and will detract from the views along an otherwise scenic corridor.

- **Concessions** - Though the proposal does mention some concessions made in the design, they primarily address the neighborhood to the east of the development (Sabino Vista). The developer has not made similar attempts to address the concerns expressed by myself and the residents of the Sabino Creek neighborhood.

As I stated, I do understand that this area should and will be developed. I just want to express my concern that this particular proposal does not do enough to ensure that the development is in compliance with the spirit of the Growing Smarter Act and Pima County's own development guidelines.

Sincerely and respectfully,

James D. Entwistle

N. Sabino Creek Pl.

Tucson, AZ

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:Michael Blake

Address:3401 N Camino Suerte, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that WE OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Ron & Ann Gavlick

Address: 7709 E Oakwood Circle

Subdivision or HOA name: Sabino Vista Knolls

Supervisors:

I am writing in regard to Comprehensive Plan Amendment requests Co?-13-04, Co?-13-05, and Co?-13-06. These requests seek to change the zoning of properties in the area of Cortaro and Thornydale from Low Intensity Urban 0.3 to Medium Intensity Urban.

I am a homeowner in that general area. I own approximately 4-1/2 acres adjacent to Cortaro Road. When my wife purchased our property decades ago, she had her choice of any of a hundred available properties in and around Tucson. Even then, high-density neighborhoods, with nearby shopping complexes, and all the trappings of an urban existence, were readily available. Instead, she chose our property because of its peace, solitude, and wildlife. Cortaro, at that time, was nothing more than a dirt road.

I understand that things change, and that little towns can grow up to be big

towns. However, the difference between a great place to live and a bad one often depends upon how that growth is allowed to occur.

If business interests want to develop the properties in question in accordance with the existing rules, so be it. Why can't they be content with that? Surely the motive is profit. Unfortunately, the individuals who profit from the requested rule changes are not likely to have to live with any of the consequences.

The density rules under the existing plan are in place for a reason. One thing they do is to protect the character and quality of life in this part of Pima County. Every time we grant requests that subvert the rules, more desert is paved, more homes are shoe-horned onto postage stamp lots, and the landscape becomes more and more an endless sea of orange roof ties.

I noted the phrase "multi-family" used in the staff report. I regard this as a code word, purposefully used in lieu of the word that should really be used, namely, "apartments." The code word is used because nobody who actually owns property in the area wants them around. Apartments are about one and one thing only-- occupancy. Occupancy means the use of water, sewers, schools, roads, and other infrastructure. Yet, apartment dwellers don't pay property taxes. They also don't have the personal vested interest and attachment to a community that a true homeowner does. More apartments is a bad, bad idea.

Speaking of water, where is the additional water for these projects supposed to come from? Just because the utility claims to have the physical capacity to pump more water out of the ground, doesn't mean that it should. The staff report acknowledged the water table declining at 1.8 feet per year with a projected 10-20 foot drop in the next fifteen years. If specific local wells are overdrawn, the water table in an immediate area can drop even faster. When the utility's commercial wells have sucked the table to the point that my residential well no longer functions, who is going to answer for this? Mr. Portner? Mr. Huckleberry?

I gather that the developers want to build more retail space. Do we really need that right now? In my mind are visions of the strip mall that stands near the corner of Thornydale and Overton. Despite being brand new construction, and having been completed several years ago, the entire strip sits empty and unoccupied. I don't believe it's ever hosted a single business. Why would we build more?

I am also concerned about traffic, and the issue is not just one of road capacity. I am intimately and painfully aware of all of the road projects in the Thornydale/Cortaro area, including the twice-aborted project to widen Cortaro between Camino de Oeste and Thornydale. I participated in numerous meetings and other functions associated with that project, because my home lies directly adjacent Cortaro.

The new staff report claims that the newly widened sections are "under capacity," and yet the road noise on my property is already such that I can no longer sit in my own back yard to relax. There's too much racket- horns, motors, tires, windage, booming stereos that rattle my windows-- and my section of the road is the one that hasn't been widened yet.

I also find it irritating that the county will share with developers their schedule for the widening of Cortaro Road without letting affected owner's know. The reported 2016-201? schedule is news to me. Apparently property owners along that corridor (including those of us who will face condemnation of property under eminent domain) are not worthy of such advanced notification. Pity that we aren't all rich developers.

I won't reiterate the potential damage to area wildlife that these projects represent. More eloquent writers than I have already communicated their concerns. I do find that the developers' offers to "set aside" nature areas laughable. If they cared about the character of the land they want to blade, they'd be willing to work within the framework of the existing rules.

Urbanization through incremental rule change has a very cancerous nature to it. Every time the rules are changed or relaxed in one area for one special interest, the next will use their proximity to the first property to justify their request, and so on, and so forth. That's how the tumor spreads.

Overall, the tone of the staff report strikes me as odd. It seems to be written, not with an impartial voice that objectively reports both pros and cons, but instead in a way that seeks to dismiss or explain away any potential objections. If I didn't know better, I'd have assumed that its author(s) must work for the developers.

In conclusion, I find myself in agreement with numerous individuals who have already written the Board of Supervisors, and the dozens who have signed petitions. I strongly recommend that the requested changes to the Comprehensive Plan be DENIED.

Respectfully,

H.P. Friedrichs

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors, including children, enjoy walking, running and biking through the peaceful and scenic neighborhood streets. It is this very environment that attracted us to the Sabino Canyon Rd area when we moved to Tucson from Los Angeles 21 years ago; the quiet, rural ambiance void of rogue development and commercialism, the SAFE neighborhood with elementary school supported by a tight knit, stable and active home OWNERS community concerned with protecting its excellent home values and peaceful suburban lifestyle.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Traffic is already at an all-time high in this area where there are NO alternate routes for traveling in or out of the Sabino Canyon/Cloud/Knollwood areas. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. This is not only unacceptable, but irresponsible.

We respectfully request you to deny this rezoning application.

Thank you.

Name: Jay C. Rees & Wendy Rees

Address: 3441 N. Camino Esplanade, Tucson, AZ 85750

Subdivision or HOA name: Sabino Vista Homeowners Association, Inc.

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Miles West
7201 E. Sabino Vista Dr.
Sabino Vista HOA

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We have lived in Sabino Vista since 1972. We were drawn to this area because of its natural desert beauty and the quiet suburban atmosphere.

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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We respectfully request you to deny this rezoning application.

Thank you.

Klaus & Barbara Brendel
3231 N. Manor Dr.
Tucson, AZ 85750
Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Greg Coleman

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that **I OBJECT** to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. What is the exact reason that the Board of Supervisors would allow this to happen ? How does it benefit our community ?

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. To our knowledge , the county has no plan to provide enhancements to the roadways to accommodate the excess traffic that already exists.

I respectfully request you to deny this rezoning application.

Thank you.

Sylvia and James Regelbrugge
7311 E Calle Cabo
Tucson , AZ 85750
Sabino Vista Subdivision

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Margaret Ramsay
3710 N. River Canyon Rd.
Tucson, AZ
Sabino Vista Village

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

My wife and I are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.

Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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We respectfully request that you deny this rezoning application.

Sincerely;
Bruce & Amy McDaniel
7302 E. Calle Los Arboles, 85750
Sabino Vista South

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.

I ask you to remember why this zoning plan was created by your predecessors. History has proven that quality of life is better when areas are allocated to homogeneous community development. In the neighborhoods surrounding this small undeveloped segment, secure and mature communities of like minded families have grown just as was planned. 95% of these citizens accepted the constraints of the zoning, consciously chose to move here, and built these neighborhoods.

This parcel is not undeveloped because it is the least desirable and hence last remaining.

Every few years the homeowners in this area have held their collective breaths waiting for the next re-zoning proposal. Has any attempt ever been made to develop this parcel within the rules? The owners of this parcel appear to seek to make a profit at the expense of our efforts by getting a rule change in the late minutes of the game.

Please do not reward this free-riding behaviour.

Please do not create a windfall profit for this tiny minority of property holders at the expense of the rest of us.

I have heard no arguments that highlight some new found flaw in the plan.

I have heard no arguments that identify some special circumstance differentiating this parcel from the three adjacent corners of this intersection.

If you believe that it is time for this region to migrate to a considerably higher density of housing, why are you not considering setting aside the wider plan and re-zoning the whole area. That would give us all a fair chance to profit from an expanding metropolis.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bob Pekarske

Address: 3312 N Calle De Beso

Subdivision or HOA name: Sabino Vista South
--
Released to the ether by Bob Pekarske
Utility Computer Scientist and Open Source Zealot

bob@azpotlatch.org
http://azpotlatch.org
http://pekarske.name

"Every day above ground is a good day!"
"Any day on the Arizona Trail is a great day!"

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Linda K. Wilson

7370 E. Knollwood Drive
Tucson, Az 85750

Sabino Creek HOA

Linda K. Wilson, 520-296-0436

I am writing to you to express my deep distress over the decision to let a developer build almost 200 RENTAL homes on 15 acres at the corner of Cloud and Sabino Canyon Road. That is about 150 more homes than should be built if this property is to be consistent with the nearby subdivisions. And the fact that they are to be RENTALS, MAKES THE WHOLE PROPOSAL VERY OUTLANDISH!!!

There are new homes being built on Sabino Canyon Road north of this planned disaster that should be used as a model and the zoning should not be approved for more than three homes per acre. This is a nice residential area and it will be DESTROYED by the building of RENTAL BOXES next to each other with no driveways, garages, or free space. Further, if he is allowed to build, all of us homeowners will lose substantial property values, we will have extreme traffic to contend with just to get on to Sabino Canyon Road, and we will have much higher CRIME RATES TO CONTEND WITH as well. This developer knows he can not sell these BOXES because no one will buy them, but he hopes to RENT them because he does not have to worry about any pride of ownership so we are destined to have AT LEAST 800 TRANSIENTS LIVING NEARBY. And that is the best case as rentals often end up with two or more families living in them. That means we could have more than 1000 short term residents living on this corner and entrance to our very nice, well established, and well maintained subdivision. Even worse, after a year or two it will be run down and we will be ashamed to have guests to our home or Realtors to show our home as they will have to first pass this newly created SLUM with big FOR RENT signs!!!

I live in the Sabino Vista Subdivision at 7700 E Calle Los Arboles, Tucson, Az 85750. My phone number is 520-298-0924 and I sincerely hope the Board of Supervisors, your office, or somebody with common sense puts a stop to this OUTRAGEOUS, GROSSLY OFFENSIVE building plan. Thank you for reading my opinion which is shared by my spouse.

Sincerely,

Dale A. Webb

To Whom it may concern,
I am writing in reference to your future decision concerning entrance/exits for the Sabino Canyon/Knollwood Dr/Cloud Property.
I am sure you are very busy, but I do appreciate you taking the time to read my input.

I understand that you did not have many people show up at the final supervisiors meeting and thus the decision was to let the zoning change go through. Perhaps you were not aware of the overflow of residents who opposed the meeting held by Supervisor Miller at the RIver LIbrary. I know that I sent a letter to each of you by email to voice my opinion about rezoning, but I only heard back from one supervisor. I am sure that others, like me, were unable to block out a day from work to go downtown to be heard. That is why I am trying, once again, to reach each of you by email.
I hope that you find time to let me know you received this email so that I know you are hearing my opinion.

My name is:
Lisa Collins
3349 N. Camino Esplanade
(I live off of Cloud Road)

I would like to ask that you do not consider allowing any entrances or exits off of cloud road. Years ago, parents went to a great deal of effort to get the county to build walking paths so our children would be able to get back and forth to school on foot and on bikes safely. I respectfully ask that you do not let a rental property trump the current, wonderful, safe environment for our school children by interrupting the path as it now stands.
I realize that Sabino Canyon is a very busy road, and that is where I believe the traffic needs to stay.
Also, there is a already a lot of traffic on Cloud Road. Again, Sabino Canyon is just a few blocks from an Elementary school. We have had 4 robberies on Cloud road in the last 12 months that I know. There is already a lot of traffic from Ventana Canyon Resort and visitors to the neighborhood. We have bus stops along Cloud Road where you would be considering an entrance and exit, and this is the same area where people are rushing off to work each day and the traffic is heavy.

Please keep our neighborhood a neighborhood by routing this recently approved rental property entrance and exits off of Sabino Canyon only. I am certain that the builders are experienced about how to manage one entrance effectively as they continue their planning.

Kind regards,
Lisa Collins

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Sabino Canyon Road has already become one of Tucson's "Autobahn" highways with daily auto races from 7:00 am to 9:00 am and 3:00 pm to 6:00 pm with speeds approaching 60mph in 40mph and 45mph zones. It is only a question of time until quite serious accidents occur on this stretch of road, if this has not already occurred. It, thus, is very questionable to allow more traffic on Sabino Canyon Road.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Sarah F. Shaw, Ed.D.

Address: 7379 E. Vactor Ranch Trail, Tucson, AZ 85715

Subdivision or HOA name: Vactor Ranch

Dear Pima County Planning Director, Chris Poirier, and Supervisors Ally Miller, Ramon Valadez, Sharon Bronson, Ray Carroll, and Richard Elias:

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not
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Sabino Canyon Rd in 2012. With the new homes are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Joe L. and E. Anne Garcia

Address: 7893 E. Wild Mustang Place

Subdivision or HOA Name: Sabino Vista

179 Homes on this property is too many and not in keeping with the neighborhood. Please do all you can to keep this from going ahead as planned.

Ronald Peterson
7310 E. Calle Cabo
Tucson, AZ 85750
Sabino Vista South

Dear Pima County Planning Director, Assistant Planning Director and Supervisors,

RE: **Re-zoning/ Development "Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel**

I am writing concerning the proposed RE-ZONING and development of the area "Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel." I am not in favor of the rezoning; I am vehemently opposed to it.

I have lived adjacent to that area for over 20 years and my children attended the nearby elementary school , Fruchthendler Elementary. I lived in Sabino Vista South and then now in Sabino Vista Hills. I have remained in the Sabino Vista neighborhoods because of many reasons, primarily because it has been a very quiet, safe, desirable place to raise a family. The community and neighborhood school have been wonderful over this entire time period.

The initial zoning for this Sabino Canyon Rd/Cloud Rd/Knollwood Dr 15-acre parcel was intended to help preserve the community we homeowners bought into - the wonderful combination of desert open space and desert vegetation with vibrant, planned residential areas. Presently, the wildlife in the area abounds with a wonderful mixture of large and small desert animals. Also, there is a large amount of native desert plants and desert open space in the area. With the proposed rezoning and increased density, many residents are concerned how the environment, our environment, will be impacted. It seems evident such impact will be not be a positive one in those areas. Our concern is why should you allow/vote for such an unnecessary, preventable negative impact in this already over- saturated part of the county? An impact that is more negative, more undesirable than in the original county zoning plans?? It seems clear that increased residential density in this area is not a benefit to the surrounding desert environment or to the maintenance of the surrounding community, to include the nearby public school and the several impacted traffic centers, both in the county and in the city.

The safety of all the school children walking, riding bikes is a huge concern to all. Traffic congestion and small children are not a safe combination.
The rezoning will create an inevitable huge increase of traffic and congestion around the school, as most homeowners today have at least a 2 vehicles (per unit) The increased traffic and congestion will be a huge, unnecessary impact is on an already inadequate, under capacity infrastructure. Pima County roads are, in general, in terrible shape in this area ...just drive down neighboring, adjacent streets. We certainly do not need more traffic wear and tear on streets we already can't maintain. That doesn't promote a safer community either.

The Sabino Canyon corridor is one of the busiest in the Tucson Metro area- there are weekly accidents already along this corridor...the proposed increased residential density will cause more congestion and increase the traffic, compounding an already dangerous traffic situation. The City of Tucson seems to be at max capacity already with the traffic situation at Sabino Canyon/Tanque Verde. Increasing the traffic impact there on Sabino Canyon Road will also impact all the high school age drivers going to Sabino HS for classes and activities from this part of the school district. There is no through road east to the HS via Snyder Rd, the zoning has never been changed for that to be able to happen, so they all must drive through the Sabino Canyon corridor to the Tanque Verde Rd. intersection. Increasing the traffic by that kind of proposed vehicular density (according to the rezoning) would be a very dangerous development for old and young alike.

So how does this rezoning proposition benefit Pima County, it's environment and the safety and welfare of it's residents in this area in any way? Yes, it will provide for more taxpayers per acre, but hopefully that is not the only criteria that you take under consideration. I know of no one in this area, no other homeowner that I have spoken with, that views this proposed rezoning as a positive move for Pima County and our community.

Thank you for your time and thoughtful consideration of the rezoning issue on this parcel.

Sincerely,
Susan Danielson
4001 N. Ridgecrest Drive
Tucson, AZ 85750

Dear Chris Poirer, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd and Cloud.

I have attended all Pima County Supervisor and Zoning Commissioner public meetings on Sabino Creek Project.

1. Zoning Commissioners voted not to support Sabino Creek.

2. Pima County Supervisors voted for Sabino Creek.

3.Why do we have Zoning Commission if the Supervisors are not going to follow there recommendations.

4. Supervisors don't seem to be accountable to anyone or anything. Their term should be 6 to 12 months.

5. Why do we have a Supervisor for each district?

Jerry S Jones and Leora Garcia-Jones
3440 N. Camino De Piedras
Tucson, AZ 85750
Sabino Vista on E. Cloud Rd.

We strongly oppose the rezoning of the 15 acre parcel on the northeast corner of N. Sabino Canyon Road/East Cloud Road. In addition to the well written letter from our "Sabino Joint Neighborhoods Committee" detailing our objections, you have also received many letters from our community's residents who share those views. Given time, this 15 acre parcel will be developed with single family homes in keeping with the existing character of the area. To approve the zoning change is just plain wrong. We are pleading for your protection on legitimately solid.sound, reasoning. Based on our stated argument, and In all due respect, we ask you to "listen to the voice of the people," "stick to principal",
and "deny the rezoning change."

Truly yours,

Jerry Jones and Leora Garcia-Jones
Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

Traffic volume in the immediate area is already excessive. This rezoning will make it out of control.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Troy Hayes

Address: 3511 N Calle Vistosa

Subdivision or HOA name: Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Susan Hayes

Address: 3511 N Calle Vistosa

Subdivision or HOA name: Sabino Vista

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I respectfully request you to deny this rezoning application.

Thank you.

Catherine Katz, Tucson native (2nd generation)

3501 N. Calle Vistosa, Tucson, AZ 85750 (26+ years resident/homeowner of the area in question)

Sabino Joint Neighborhoods

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Gordon & Mary Hunter

Address: 3521 N Calle Vistosa

Subdivision or HOA name: SVHOA

Hello

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood Dr. and Cloud Rd. this property is currently zone as Suburban Ranch. Although I do not oppose development of the property in character with the

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I respectfully request that you deny this rezoning application.

Thank you.

Lauren Maslin

3640 N Camino De La Familia
Tucson, AZ 85750

HOA: Hacienda Del Joven

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments
documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we
are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

K. Rex Call
7323 E Vactor Ranch Trl
Tucson, AZ 85715

Vactor Ranch Community Association

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd is designated as a scenic route which leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The

preliminary site plan shows 179 units with 351 open air parking spaces and NO garages hence no storage space. The units have no private front yard or patio area, side yard and only an 8 foot deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing.

"Avilla East" will increase traffic on Sabino Canyon, Tanque Verde and River Roads. Pima Association of Governments (2012) stated that there were 47,201 Vehicle Trips per Day on Sabino Canyon between River Road and Tanque Verde. Initially, "Avilla" stated that 37,000 VTDs was maximum for this road. There are 49 new homes under construction in the area and 53 ("Avilla West") that will be built. "Avilla East" is now proposing 179 additional homes. By Avillas own admission in previous filings, the maximum capacity for Average Daily Trips (ADTs) on Sabino Canyon Rd between River and Tanque Verde is 37,000. They have further admitted that the Pima Assoc. of Governments (PAG) in 2012 verified the ADTs at 47,201. They are also aware the total projected 281 new homes for this intersection will result in 562 more vehicles and 1686 ADTs bringing the total ADTs close to 50,000. They have further admitted that none of this traffic congestion would be a problem if they just developed their property in harmony with the surrounding "scenic route" Sabino Canyon Rd neighborhoods.

MANY people drive
way over the speed limit on a regular basis, making it dangerous to even make a RIGHT turn from my neighborhood onto
Sabino Canyon Road
.

I have lived in Tucson for 36 years, and I
moved to this area from mid-town to get away from density.

I respectfully request you to deny this rezoning application
.

Thank you.

Name:
Linda Wahl

Address:
3010 N. Placita Chorro Tucson, AZ 85715

Subdivision or HOA name:
Villa del Rio

Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Mel and Flo Gores

Address: 7384 E Vactor Ranch Trl Tucson, AZ 85715

Subdivision or HOA name:
Pinehurst HOA

Dear Supervisors Miller and Carroll,

We write to inform you that we OBJECT to the rezoning, by of the 15 acre parcel at Sabino Canyon/Knollwood/Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area. It is quite simply too dense and not in keeping with the character of the homes in the area.

We respectfully request that you deny this rezoning application.

Thank you for your consideration.

Yours truly,
Hugh and Judith Mobasseri
7101 E Sabino Vista Circle
Sabino Townhouses Association

Dear Supervisor Ally Miller,

I am writing to inform you of my and my husband's objection to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood and Cloud. My husband and I have lived in Sabino Creek, north of the property in question, for the past 17 years. Before that I grew up in Sabino Vista, where my parents built their house in 1972. Although we have always realized that at some point in time this empty lot would be developed, we had always hoped it would be done so in character with the surrounding neighborhoods with a similar or at least reasonable density.

My family originally moved out of the city into the suburbs because of the peacefulness of the communities where we could enjoy the natural desert vegetation and coexist with an abundant quantity of wildlife. This same reason drew my husband and me to purchase our home in the same area. We enjoy walking and bicycling through the neighborhoods and are always awed when visited by bobcats or javalina.

Now Avilla East is planning a density of 12 RAC. This is too high. We object to this proposal on various levels: first of all, it is not in character with the surrounding communities. The highest density of existing and established communities within 1000 ft of the parcel is 4.4 RAC in Riverbend Estates (NW of Sabino Canyon/Cloud). If you go further away, the highest density is 6 RAC in the townhouse community of Rancho del Rio on Sabino Canyon Rd. SE of the Tanque Verde Wash. Wanting to look at this proposal objectively, we visited a similar community built by the same developer on Tanque Verde Rd. at Desert Links Dr. This only confirmed our initial impression that this high density is an eye-sore and cannot be construed to be "luxury" at least as it pertains to the visual impact from outside. The homes of Avilla East will be densely packed boxes with little spacing between them, no garages and a huge parking lot that leaves very limited room for landscaping.

Our second objection relates to the traffic generated by the number of homes in the plan. Avilla states in its rezoning filing that Sabino Canyon Rd. south of Cloud has a capacity of 37,000 ADTs which Pima County staff was quoted in the Avilla paperwork as countering with a number of 33,000 ADTs. Avilla cites the current traffic density to be 35,000 ADTs. When researching this, however, we found that Pima County has a map of traffic density at http://pcmaps1.pima.gov/mapps/trafficcounts/dottrafficcounts.htm that reads counts on Sabino Canyon Rd from a permanent station #8 that is located halfway between Cloud and Tanque Verde and shows numbers around 46,000 ADTs from 2010. Confirmation of this data comes from Pima Association of Governments' website (http://www.pagnet.org/RegionalData/TransportationTrendsandData/TrafficVolumes/TrafficVolumeCounts/tabid/909/Default.aspx) which also shows counts of 47,000 ADTs from 2012. The additional traffic from 179 homes in Avilla East added to projected new traffic from the other developments currently being built (Deseo at Sabino Canyon– 39 homes, Beverly Terrace– 18 homes, Avilla West– 53 homes) will drive these counts even higher. If Sabino Canyon Rd. is already over capacity, why are we proposing to allow an additional 179 homes to be crowded onto this property? There are no plans for improvement of Sabino Canyon Rd. even though for many years it has become part of Tucson's unofficial "NE outer loop" (consisting of Sunrise-Kolb-Sabino Canyon-Tanque Verde) in the absence of a freeway that connects commuters traveling from the northern and western parts of the city back home to the northeast.

Our final objection concerns the stress this high density will put on our ground water reserves. As you know, water in our area is provided by Metro Water, which delivers well water. We have been told that our ground water table is sinking by about 1 foot per year. Crowding such high density onto this property will certainly have a significant impact on water demand in this area.

Avilla's paperwork cites "Smart Growth" and "infill" which state that an area that already has the existing transportation infrastructure and proximity to jobs and shopping would be ideal for higher density housing. The SunTran bus does stop on Cloud, every 30 minutes on weekdays and hourly on weekends, but to get into central Tucson, or to the university for example, you have to transfer at Sabino Canyon/Tanque Verde which on average requires another 20 minute wait. Ridership in this area is extremely low whether for this or other reasons. As far as proximity to shopping or jobs, we are not in bicycling or walking distance to the nearest shopping area.

A few weeks ago at a meeting with the Sabino Creek HOA when Bob Gugino was asked why the planned development called for a density of 12 RAC, he told us that this high density is "the most desirable density and use for this land." That may be the case for him and his partners in this endeavor, but it certainly is not the "most desirable" for those of us who have to live with the resulting impacts.

We know that you voted against increasing the housing density of this property to MHIU at the Sept. 17th, 2013 Board of Supervisors' hearing and respectfully request you continue to support us and deny this rezoning application. Please help us save our neighborhood.

Thank you.

Drs. Katrina & John McNerney
7420 E Pipe Springs Pl
Tucson, AZ 85750
Sabino Creek HOA

Dear Sirs,

I understand that the builder also bought the lots north of the lot in question, as a buffer zone.
As this land is designated as buffer zone, will it also appear in the contract that this land will remain natural, untouched area with no developing plans of any kind?

Best regards,

Sonja Slovikosky

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. We and our neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The intersection of Sabino Canyon and Cloud is already a busy intersection and having a dense development right at the intersection will surely increase traffic and congestion crossing Cloud. As cyclists, we are particularly concerned.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351
open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This
dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

We respectfully request you to deny this rezoning application.

Thank you.

Robert and Cynthia Owens
7285 E Vuelta Rancho Mesquite, Tucson AZ 85715
Vactor Ranch

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Ann W. March
3635 N. River Ridge Place
Tucson, AZ 85750

Sabino Creek HOA

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Patricia Lindgren

Address: 3776 N Creek Side Pl
Tucson, AZ 85750-2230

Subdivision or HOA name: Sabino Creek

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Thank you.
Emy & Jim Serazio
3655 N. Ridge Port Place
Tucson, AZ 85750
Sabino Creek Subdivison

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Wilfred Declercq

Address: 3645 N. Ridge Port Pl, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek Lot 64

Subject: Opposition to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Frankie J. Koteras

3501 N Camino Suerte
Tucson, AZ 85750

Sabino Vista.

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Johnnie F. Molina
3431 N Calle De Beso
Sabino Vista

Dear Chris Poirier, Planning and Zoning Commission and Pima County Supervisors,

I write to inform you that I object to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Drive and Cloud Road. The property, which is currently zoned as Surburban Ranch should not be rezoned to Medium High Density Urban. The traffic corridor of Sabino Canyon Road between River Road and Tanque Verde Road is already congested and dangerous.

To introduce more vehicles into this corridor which has a capacity of 37,000 ADT's and already is used for 47,201 ADT's puts my life as well as that of my neighbors in danger. It is now practically impossible to get in and out of the subdivisions along this corridor without playing "traffic roulette". It is a dangerous situation that will be made more dangerous by the addition of more vehicles. I request that you deny this rezoning application.

Sincerely,
Barbara A. Segers
7406 Vuelta Rancho Mesquite
Tucson, AZ 85715
Vactor Ranch
520 733 1739
basegers@aol.com

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.
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Trips (ADTs) on Sabino Canyon Rd. Avilla
Development has said this corridor has a capacity
of 37,000 ADTs. Pima Assoc. of Governments
documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012.
With the new homes we
are approaching 50,000 ADTs.
I respectfully request you to
deny this rezoning.
I have lived on the Vactor Ranch property since January, 1941-----73
years. My family owned Rancho del
Rio and The Tack Room restaurant on this property.
Thank you.

Alma K. Vactor
7296 E. Vuelta Rancho Mesquite

Vactor Ranch Home Owner

Alma Vactor

7296 E Vuelta Rancho Mesquite

Tucson, AZ 85715

520-885-2222

I am a long term resident of Sabino Vista off of east Cloud Rd. I strongly oppose the rezoning to allow high density housing on the northeast corner of Sabino Canyon and Cloud Rd. The developments on the other three corners have been done in good taste and appropriate for the adjacent residential areas. The above property should more closely mirror the other corner properties.
Thank you,
Robert Crone M.D. retired

Would you consider taking a drive during this beautiful weather? My area has a gorgeous view of the Catalina Mountains.

My concern is the Pima County Planning and Zoning Department currently working on verifying the paperwork regarding the rezoning application for 179 new homes on the Sabino Canyon/Knollwood Drive/Cloud Road property.

I have lived in the Sabino Canyon Creek Subdivision for 23 years. The idea of building 179 new homes on Sabino Canyon Road/Knollwood Drive/Cloud Road will greatly impact the

traffic in this area.

Sabino Canyon Road is the only road available to carry Sunrise and River Road traffic to Tanque Verde Road, which is the last available eastern road before the Catalina Mountains. Traffic from the west and northwest currently uses this route to get to the east and southeast areas. The possibility of two vehicles per 179 homes would drastically increase traffic at the intersections of River/Sabino Canyon Roads and Cloud/Sabino Canyon Roads. The idea of an exit onto Cloud Road would extremely hinder the flow of traffic as it is too close to Sabino Canyon Road. That is why I invited you to take a drive to this area so that you will understand my concerns.

I appreciate your consideration with regards to my concerns.

Norma L. Pike, Sabino Creek
7310 E. Camino de Cima Tucson,
Arizona 85750

---

i am against the rezoning of the land on sabino canyon rd between knollwood dr. & cloud dr.

helene feinerman
7552 e. knollwood circle
tucson, az 85750

520-241-3714 cell phone

Dear Ms. Miller and fellow Board members

We have had the opportunity to meet with Mr. Porter. The meeting went as I had anticipated and why I was so admit about being present for the meeting with the Sonoran Desert Society and Mr. Porter. The 30 acres to the west of Maya Estates (Pima County Case No. Co7-13-06 – Hardy-Thornydale I Associates – W. Hardy Road) was used as a bargaining chip to get the set aside on the property below the Audubon Society in our opinion. It was stated and the direction of the board that these properties would be treated as separate. This was not the case that was presented to us in our separate meeting with Mr. Porter. The set aside of property for the Co7-13-06 as stated it would be 33%. From the information presented they added only an additional 8 acres set aside on this property. The property at Cortaro Farms and Thornydale was given 60% set aside. The property at Linda Vista and Thornydale was given 48.4% set aside. The property at Magee and Thornydale was given a 40.5% set aside. The new update plans are supposed to be submitted this week for your review from Mr. Porter.

Maya Home Owner Association and my family are in opposition to Co7-13-06 plan amendment. The current plan and zoning would have a total of **80 %** set aside on the 30 acres. This is what we bought into when we invested in and purchased our property.

We opposed it in 2002 when it was proposed under Co7-02-12 & Co7-02-13 when the proposed amendments would cause overcrowding in our roads and schools. Our property values would decline due to blocked views. Once this desert is destroyed, we will not be able to get it back.

We would like to preserve as much as possible. We bought into this property knowing it was zoned Low Intensity Urban.

The developer states that they want to build similar to what is existing. The properties that this will back up to on the east, south and partially to north are not similar to this. They are 3.3 acre lots. The comprehensive plan was established to keep this so there was not a parking lot of houses. As you can see by the map (attached below) the area is currently laid out to not have overcrowding.

In the reason for amendments they are also requesting that an even higher density residential product might be desirable but they will probably keep it similar density (Pg. 2 1 par 3). Their business is to stick as many houses on this property as you will let them to make money.

They also state they will cluster, compact spatial arrangements this is a prime example as to what happened in other nearby subdivisions. i.e. the corner of W Club Dr. and Hopdown Dr. that the houses are built practically on top of each other. They were all two story houses except those backing up to existing houses with a 10 ft. buffer. The houses are built practically on top of each other (estimated 5ft. apart). The streets are built so narrow that you are not allowed to park on them.

Our neighborhood is unique. We have 9 of the original owners that have been here for 16 years and many other longtime residents. This community supports both new families and retirees that have chosen to live here for the location. We have a 28 home community that is set back in this area that was known by all the area we back up to was to be built on some day but under the current zoning of Low Intensity Urban which would complement our area.

The property to the north was denied rezoning from Low intensity to Medium Intensity Urban in late 2004 or early 2005. Why would the Board of Supervisors have denied this rezoning and then turn around and rezone this property.

We are not against development of this property. Just as we purchased this and invested our properties they have the right to do the same. We are only asking that you keep it as it was originally zoned and defined in the Comprehensive Plan.

Jed Benninghoff
8677 N Maya Ct
Tucson AZ 85742
Maya Estates H.O.A President

Phone: 520-405-5345
Email: jgbenn67@comcast.net

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. I frequently encounter wildlife, including bobcats, javelina, coyote, deer and numerous other animals which travel through the open areas in my neighborhood to surrounding open areas including the one between Knollwood and Cloud.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Even the' higher density' housing in the area supports open areas, and yards of more than 8 feet deep.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. As a bicyclist, these statistics concern me even more than they do as a driver. Sabino Canyon Rd is a well known and well used road to connect various bike routes, so for both reasons I hope you will decrease the density of homes.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Ginger Butler

Address:3767 N. Sabino Ridge Pl Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Lori J Taylor
6824 E Tivani Dr
Tucson, AZ 85715

Indian Ridge Estates

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. I do not oppose development of the property if it is in character with the surrounding communities, but the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are important routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The proposed density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit in with the character of the surrounding communities.

Furthermore, the area roads are already at capacity. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Frances R. Gross

4210 N. Ventana Dr.
Tucson, AZ 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. While I do not oppose development of the property aligned with the Comprehensive Plan and in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with either.

The fact that other plots were granted special use rights despite clear objections from neighbors cannot be a justification for again overriding the Plan and will of the majority of neighboring property owners. Is there a point to developing land use plans if any change is accepted?

I OBJECT to the addition of any extra traffic signals and lowered speed limits or development proposals with a density that will lead to extra traffic signals or lowered speed limits between Tanque Verde Road and Sunrise Drive. There is already too much unnecessary congestion, petroleum waste, and air pollution on Sabino Canyon Road due to uncoordinated signals at River, Cloud, and Kolb roads and the recently lowered limits on Sabino and River roads.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to DENY this rezoning application.

Thank you.

Aron Meyer
President, Canyonwood Estates Homeowners Association
4320 N. Ventana Drive
Tucson, AZ 85750

As a resident of Canyonwood Estates, (Just North of the of the subject property) it seems to me that this is far too many homes for that parcel. I don't expect that we can or should stop progress, but in my view this is not progress, but rather regress as that is simply a much too high a density factor for the entire area. The area should have less density and larger homes to fit in with what is already in this area. Just north in Sabino Creek the smallest home is about 2200 Square feet on approximate .10,000 sq ft. lot. They go up from that to over 3500 Sq feet on much larger lots. It seems that developers want to put small places in right next to existing large homes which will potentially decrease the value of those larger homes. It also seems to me this will potentially reduce the tax base on these existing homes and revenue to the county. Can't understand why you would wish to do that, or take that chance. In addition; We are served by Rural Metro for fire and emergency transportation. Best that I know they are still in Chapter 11, and the additional high density homes won't help their financial condition and the people who already live in this area will be even more undeserved by this.

With all that said, please consider a much smaller density factor for this property to be developed.

Allen Coloman
4300 N Ventana Loop
Tucson, AZ 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Judy Leiken

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Allan Collier, M..D.

Address: 8401 E. Snyder Rd. Tucson, AZ. 85750

Subdivision or HOA name:
Hidden Valley HOA

Sent from my iPad radar_one@comcast.net

I am a member of the Rockcliff Homeowners' Association and am writing to inform you that I ***strongly OBJECT*** to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy

walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. *I respectfully request you to deny this rezoning application.*
Thank you very much for your attention,
(Dr.) Robert Schmulian
4415 N Rockcliff Rd
Tucson 85750
Member (former officer) of Rockcliff Homeowners' Association
Member (former officer) of Hidden Valley Homeowners' Association

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I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Emily T Mazur

Address: 7218 E Onda Circle

Subdivision or HOA name: Villa del Rio (since 1996)

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Steve and Fran Scalese

Address: 7145 E. Chorro Circle

Subdivision or HOA name: Via del Rio

The Institute for Creative Living
Transform Your Life
With
ANewMind.Net

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Patty Smith LeCompte
6961 East Acoma Place
Tucson Arizona 85715

Indian Ridge Estates

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Garey and Cookie Hayden

8330 East Cloud Road

La Cienga Homeowners Association

Garey Hayden 520-990-0220

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Deanne & Brian Perry

Address: 3640 N River Ridge Place, Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request that you deny this rezoning application. You will turn a very suburban area into a more densely populated and congested area.

Thank you.
Diane Bart

Name:
8412 E Tourmaline Drive
Address:
Hidden Valley
Subdivision or HOA name:

Sent from my iPad

IT IS A SERIOUS MISTAKE TO ALLOW THE HIGH DENSITY HOUSING PROPOSED FOR THIS PROPERTY.

YBG - IBG

Know the expression? It is the thinking of government and industry when making self-serving decisions that are not popular with the public.

YOU'LL BE GONE and I'LL BE GONE.

YOU AND I WILL NOT HAVE TO DEAL WITH THE MESS

Those who live in the Sabino Developments will be stuck with the consequences of your decisions ... Traffic congestion, accidents, noise, crime, pollution and so on..

For nearly 40 years I have lived in a Zuckerman-Arena home in Sabino Vista Heights.. Since then other developers have built homes that are in-keeping with the design for this area. I thank them for that. I also credit county officials then in office for resisting efforts to make it more dense. On the other hand your predecessors made a YBG-IBG decision which today you have to live with in your planning and operations. I refer to the minimum width of Kolb Road between the Sabino Canyon Junction and Sunrise. Don't you wish that winding, narrow road was wider? Safer? Wish you could add another lane? Was there a developer-county deal? "You accept a narrower road. We get the land and pay for the road?"

Do the right thing. Significantly reduce the density. Maintain the character of our Sabino neighborhoods

Norman Johnsen

Sabino Vista Heights

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. The planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this

corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Bruce Miller

Address: 3770 N. Knollwood Circle

Subdivision or HOA name: Sabino Vista Knolls

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Richard Woodward

Address:3765 N. Creekside Pl., Tucson, AZ 85750

Subdivision or HOA name: Sabino Creek

OLLI "Because curiosity never retires"
Osher Lifelong Learning Institute at The University of Arizona
More info at: olli.arizona.edu

I am writing/emailing you to express my concern and total opposition to the rezoning application for 179 new rental homes on the 15 acres east of Sabino Canyon Road between Knollwood Drive and Cloud Road. I am especially in opposition to the proposed entrance/exit on Knollwood Drive. That particular road is one of only two entrances to the entire division of homes in the area and an added flow of traffic onto a lane, as it should be more aptly described, will overload the road and introduce an unwanted safety factor for the kids living in the neighborhood.
Second, I don't know why you are allowing 179 high density rentals in an area that is composed mostly of single family dwellings with good size yards and are a source of good tax revenue already. It seems that the greed of getting more smaller tax revenues and driving a good neighborhood down is more appealing than some other type of matching zoning. Instead of high density hovels, why not more good homes for families of the same type that already exist in the neighborhood?
Additionally, Knollwood Drive is already in need of repair as are all the roads in the Sabino community and you seek to add more traffic to a deteriorated road structure. The feeder roads of Sabino Canyon and River are also overloaded and you seek to add more congestion while the county lowers the speed limit on River, one of the only cross town access roads.
In short, I see tax greed as the only driver for this planned development and its traffic plan as totally insufficient. How about using your money to fix the roads where I have heard you need over 200 million to catch up with road repair that you all delayed and delayed until the amount needed became catastrophic.
Stop working against citizens in the community and start doing what you were elected to do, i.e. spend money on fixing things that the public wants. The potholes in Tucson are a disgrace.

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Thomas J. Dingell
Sabino Vista
8031 E. Fort Lowell
Tucson, az 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299

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Name: Jeff Greenberg
Address: 7821 E. Knollwood Terrace, Tucosn, Az 85750
Subdivision or HOA name:Sabino Vista

I am writing to you, as I have voiced my opposition earlier, and now I continue by informing you of my OBECTing to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Dr and Cloud Rd.

>My concerns and protests are for the disregard of the land space, scenic views, water table, and traffic congestion. I have also argued the premise for which this rental community has been positioned. This is not about luxury units, young professionals, and walkable neighborhoods as the builder has touted for us to believe. This is a deplorable use of the area, and a high price for an eyesore, a waste of a beautiful scenic area view and a strain on our water resources.
> The idea (guidelines) of cities desires to preserve and enhance the undeveloped rural lands, maintaining and reinforcing the character, existing scenic views and vistas has not been taken into any consideration when allowing for such a gross density of so many units in such a small space. 179 rental units which will additionally also increase traffic. This traffic would be in combination to other newly built home developments of the Sabino Canyon Road and River Road traffic corridor; which adding to an already congested roadway is nonsensicle. And, now estimates have this approaching 50,000 ADTs (average daily trips). Sabino Canyon Road is the major roadway to many highly visited tourism areas, it is also designated as a Scenic Route. We need to be improving our roadway traffic.

I respectfully request you to deny this rezoning application.

Thank you in advance for your consideration to this request.

Deborah Davis
3905 North Pantano Road
Tucson, AZ 85750
Sabino Vista

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: William R. Davis

Address: 3905 North Pantano Rd., Tucson AZ. 85750

Subdivision or HOA name: Sabino Vista

Thanks

I have expressed my opinions previously, and have forwatded on those concerns and protests to the disregard for the space, views, water table, and traffic congestion. I have also dissputed the premise for which this rental communith has been positioned. It is flawed and I believe untrue. This is not about luxury units, young professionals, and walkable neighborhoods as the builder has touted for us to believe. This is a deployable use of the area, any will result in more added expenses for the city, county and taxpayers. A price for an eyesore, a waste of a beautiful area view and a strain on our water resourses. I ask how is it that another development in this same time span was able to have the development overturned and quashed by water constraints? It is reported that we will not have enough water here in the area by 2025.

The idea/guidelines of cities to desires to preserve and enhance the undeveloped rural lands, maintaining and reinforcing the character, existing scenic views and vistas is not taken into any consideration when allowing for such a gross density of so many units in such a small space. 179 units, rentals and transient occupants, on 15 acres is not going to be sustained without employment opportunities and economic growth here. There is approximately a 50% vacancy rate of available apartments in this area currently.

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Ann Quigley

Address: 3019 N Placita Fuente

Subdivision or HOA name: Villa del Rio

Sent from my iPad

Dear Chris Poirier, Please vote "NO" to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. This will directly effect a well established area that not only retains its original beauty but is the gateway to Sabino Canyon. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. This will be another walled community who will build its walls right up on the road. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino

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Respectfully,
Jim and Marilyn Slagle

7302 E. Calle Aggerida - Sabino Vista 85750
23 year residents

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Joan Cirrito

Address: 4131 N. Calle bartinez

Subdivision or HOA name: Sabino Shadows

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: William Cirrito

Address: 4131N. Calle Bartinez

Subdivision or HOA name: Sabino Shadows

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Paul T. Martin
7622 E. Calle Los Arboles

Tucson AZ 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

K. Rex Call

7323 E Vactor Ranch Trl

Vactor Ranch Community Association

I am writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Ellen Arnold

Address:8370 E Hillwood court, Tucson, AZ

Subdivision or HOA name: Sabino Vista Hills

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you,

Greg Sahlen
8500 E Solar Pl
Tucson, AZ 85750

Hidden Valley Homeowners Association

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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We respectfully request you to deny this rezoning application.

Thank you.

Robert & Diane Seifried
7840 E. Highview Place
Tucson, Arizona 85750

Sabino Vista Knolls

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

j Edward Starr, Nelle Starr
7981 E Fort Lowell Rd
Tucson, Arizona
Sabino Vista Estates
jedwardstarr@stanfordalumni.org

The high density re-zoning (179 rental units) on 15 acres East of Sabino Canton Rd. between Knollwood Dr. and Cloud Rd. and associated access locations is incompatible with the neighborhood, which will have a seriously negative impact on traffic and the value of surrounding properties. This property should be a site for single family homes as is the adjacent area.

--

Ed Wadington
3925 Placita de la Escarpa
Tucson, AZ 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Yvonne Rivera Logan

Address:3421 N Calle De Beso

Subdivision or HOA name: Sabino Vista

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Christopher Sanford

3640 N Longwood Pl

Tucson, AZ 85750

Sabino Vista Knolls

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic

neighborhood streets. When we moved here 15 years ago, I felt safe riding a bicycle on Sabino Canyon Rd. I haven't felt that way in 10 years. The reasons we moved here disappear with every lovely saguaro speckled green space and hilltop that is filled in with increasingly dense housing.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Jeff Sanford
3640 N Longwood Pl
Tucson, AZ 85750
Sabino Vista Knolls

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Margitta Sanford
3640 N Longwood Pl
Tucson, AZ 85750
Sabino Vista Knolls

Margitta "Gitta" Sanford, GRI, e-PRO
Real Estate Professional
Tierra Antigua Referral 50/50 Real Estate Referral
Direct (520) 275-3337
gitta@2sunHomes.com
Making new friends and helping them with their real estate needs is the foundation of my business. If you or anyone you know is in the market to buy or sell a home, please call me.

I'm a concerned resident who lives on the northeast corner of Knollwood and Sabino Canyon. One of the reasons for moving to this part of town was to escape the trouble that comes along with neighborhoods that have been cobbled together. Please quit bending zoning rules for political expediency. It's fine if you want to put houses there - but they should be in-line with the surrounding neighborhoods.

Justin Hafner
Sabino Creek Subdivison

First, may we thank you for your service. Our family recognizes that public servants frequently make sacrifices in many ways when they choose career paths as you have.

Second, we would like to voice to you, our representatives, a concern we have with the potential rezoning of the land East of Sabino Canyon between Cloud Rd. and Knollwood Dr. When we purchased our home in Sabino Vista we did so with the knowledge that the vacant land on the corner may be developed in the future which we completely understand. What we did not consent to as part of our purchase was the option to rezone this land to allow for high density rental units that would significantly devalue our property. We do not believe that it would be appropriate to grant this rezoning to allow for something that many residents in this area protest to.

In addition to the harm this does to the homeowners in this area we have safety concerns about the increase in the traffic that this many homes in a condensed area would create. We strongly object to rezoning this land to allow for this high density development on the 15 acres because traffic along Sabino Canyon is already quite heavy. An additional 179 homes, many with multiple vehicles, will create a significant increase traffic that comes with significant safety concerns.

Please hear us when we ask you to vote against the rezoning of this land as this is not what the community in which you represent supports.

Thank you,

Emily Vondrak
7341 E Sabino Vista Dr
Sabino Vista Neighborhood

I am opposed to the rezoning of the 15 acre parcel on Sabino canyon and Cloud roads. it will cause traffic problems and is not will congest the area. My wife and I are voters and will be watching how you vote on this issue.

Sincerely,
Douglas and Elyse Wexler,
7461 E. Sabino Vista Dr.
Tucson, AZ
Sabino Vista Neighborhood

Ms Miller: I would like to ask that you strongly object to and vote against the current plan for up to 179 homes on this small parcel. I am a resident of Sabino Vista, some distance away from the intersection, however, the traffic from this and other planned developments (for example the 53 units planned across the street) will add substantially to our already overburdened traffic on the Sabino and Cloud intersection. When students are being dropped of or picked up from Frucktendler Elementry there is a problem already and I can see a risk of serious accidents due to this severe congestio. This developement should not go forward unless and until there are substantial improvement made to Sabino Canyon road and also Cloud Road intersection to be able to handle this increased traffic. Thank you for your support on this issue.

Robert Bell
8141E Placita del Oso
Tucson, Az 85750-2929
Ph: 520 546-6834
Cell: 520 3017761
offsetrjb@yahoo.com

Neville J Woolf Ph.D.
3336 N Camino Los Brazos (Sabino Vista Southeast)
Tucson AZ 85750

Rezoning for 179 rental units east of Sabino Canyon Road

Dear Supervisor Ally Miller:

This is to point out that the addition of high density housing on or by Sabino Canyon Road in the region from Cloud Road to where Kolb Road branches off, will exacerbate the traffic problems of a double bottleneck for both those trying to skirt Tucson to the North East, and for those already living in the area.

Currently, Sabino Canyon Road leads towards routes North and East, but the traffic is bottlenecked by both East River Road and North Kolb Road, roads that pass through terrain that makes widening impractical. Further, because there is no bridge across Sabino Creek at Snyder Road, Sabino Canyon Road is the easternmost way to get around Tucson to the North and East, and so is used despite the two bottlenecks. The problem is due to get worse when the southern extension to Sabino Canyon Road is complete, with more traffic directed towards the two lane outlets.

We already see the problem of build up of homes with outlets onto Sabino Canyon Road. For traffic into or out of Sabino Canyon Road, one or the other requires crossing this road, without good places to do it.
I have already had a number of encounters with vehicles trying to cross to the other side when not having enough time to do so safely. Adding additional vehicles added to this bad situation will make it worse, both for local residents, and those trying to use this important but inadequate route that bypasses Tucson.

The addition of normal density residential housing would be a reasonable use of this land, but the addition of higher density rental units is not.
I am also opposed to this change of character to the neighborhood.
The gain in value to the developer will be more than offset in the loss of property values to those living here.

Sincerely

Neville J Woolf, homeowner

Previous Item Next Item
Connected to Microsoft Exchange

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where

densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Michelle Meyer

Address
4320 N Ventana Drive Tucson, AZ 85750

Subdivision/HOA
Canyonwood Estates

Email
c70michelle@yahoo.com

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.
Traffic increase not supported by present roads.

Name
Bonita Lohman

Address
7878 E Cloud road

Subdivision/HOA
Sabino Vista

Email
bassfady78@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name

Dr. James Lohman

Address

7878 E Cloud road

Subdivision/HOA

Sabino Vista

Email
jlohman25@comcast.net

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Binky Luckhurst

Address: 3765 N Creekside Place

Subdivision or HOA name: Sabino Creek

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

As a successful and full-time licensed Real Estate Broker I specialize in residential properties in the area. I cannot see the tax benefit. to the county. You are looking at the micro not macro impact upon revenues. I understand you need tax dollars but this is not the smart way to get them. Property Values throughout the eastern foothills will be diminished. This is supposed to be residential zoning not high density. I have a client in the adjoin HOA and they apparently do not understand the negative impact upon FMV (Fair Market Value) or the long-term implications.

I respectfully request you to deny this rezoning application.

Name
John Everhart

Address
5125 N. Siesta Dr., Tucson AZ 85750

Subdivision/HOA
Hidden Valley HOA

Email
everhart@theriver.com

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino

Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

The current infrastructure cannot handle this development strategy.

Name

Sandra Lueders

Address

7501 E Calle Brisas

Subdivision/HOA

Sabino Vista East

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.

Thank you.

Frederica S. Bailey
7622 Calle Los Arboles
Tucson AZ. 85750

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although we do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. It also will have a negative impact on the wildlife routes.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Kathryn S. Bergan and John R. Bergan

Address: 8415 E. Rawhide Trail Tucson AZ 85750

Subdivision or HOA name: Hidden Valley Homeowners Association

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Please note that I am writing to inform you that I, as a member since 1975 of this community, OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

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I respectfully request you to deny this rezoning application.

Thank you.

Stephen W. Yakaitis
7740 E Calle de la Escarpa
Tucson, AZ 85750

Sabino Vista Homeowners Association

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Rhonda L. Wadington

E-mail Address: rllundgren @msn.com

Address: 3133 N. Pantano Rd. Tucson, AZ. 85750

Subdivision: Sabino Vista

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Daniel T. Olson

E-mail Address: westlandaz@yahoo.com

Address: 3133 N. Pantano Road, Tucson, AZ. 85750

Subdivision name: Sabino Vista

I write to urge you not to approve the Avilla East Rezoning Request as it now stands. I live on Sabino Canyon Road and am aware of the heavy use of this roadway. In 2013 the Pima County Department of Transportation stated that traffic from Cloud Rd. to Tanque Verde Rd. was operating over capacity. Already there are additional homes approved for the area, which together total 120. There have been no updated traffic figures to account for these homes. And now Avilla East would add 12 units per acre, for a total of 179 units, thus giving us a total of 299 new homes.

Combined with the the fact that these homes are not compatible with other area homes already here, it would make sense to reject the current proposed rezoning for Avilla East. No one living in this area looks forward to all of the traffic the 120 already-approved new homes will produce, rendering Sabino Canyon Rd. more and more dangerous and difficult to access. The 179 homes proposed for Avilla East seems irresponsible from many standpoints, with the increase in traffic being the greatest concern.

When we bought our home in 1998 in Villa del Rio, traffic on Sabino Canyon Rd. was the major drawback. As the traffic problems worsen, our community and others in this area will become less and less desirable. By your actions, you can at least slow the decline.

Richard Miller
Resident, Villa Del Rio
7149 E Chorro Circle
Tucson, AZ 85715-3423

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors, I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities. Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs. I respectfully request you to deny this rezoning application.
Thank You,
Len West
7940 E. Ft. Lowell Rd.
Tucson, Az.85750
Sabino Vista Homeowners Association

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino

Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
James Baumer

Address
8210 e Big Horn Trail

Subdivision/HOA
Castel Rock Hidden Valley

Email
divebaumer@yahoo.com

My wife and I TOTALLY OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd., BUT we're willing to compromise. Those of us who live in this corridor already experience far too much noise pollution, air pollution, and danger from the existing overload of traffic. The planned housing as described is UGLY and the density of 12 units per acre is too high and does not fit in with our area. We foresee a SUBURBAN GHETTO developing there within five years. We respectfully request you to deny this rezoning application. Make no mistake, we are willing to do whatever it takes to see that this is accomplished. Our lives and property values are at stake.

Sincerely, Steve and Fran Scalese, 7145 E. Chorro Circle, Via del Rio

The Institute for Creative Living
ANewMind.Net/

I live in the neighborhood east of Knollwood Drive and Sabino Canyon Rd. I moved here because of the beauty and quiet of the area, its proximity to the Sabino Canyon area, and the lovely homes with fairly large yards.

I stongly object to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd. between Knollwood Drive and Cloud because it is not in compatible with the neighborhood.

The medium high intensity urban density planned with 12 units per acre is too high. This would increase the traffic, noise, and decrease the desert landscape and the character of the neighborhood.

I respectfully request you deny this rezoning application.

Sincerely,

Margaret Pysh
7817 E. Highview Place
Tucson, AZ 85750

Sabino Vista Homeowners Association

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
FRANK & MARY BARRETT

Address
3401 N CALLE DE BESO

Subdivision/HOA
SABINO VISTA

Email
meme@theriver.com

I urge you to strongly consider the considerable impact that this high density building will have on the area. There are aspects that I believe have not been given enough study. If they were, I don't think you would act favorably on this request.

The traffic on Cloud Road is very congested at the corner where the proposed exit/entrance(?) will be if the area is rezoned to 179 units. Anyone who drives this intersection regularly can attest to the large number of vehicles already driving west on Cloud during morning commuting hours. There is just not enough space for another influx of cars. The traffic flow will not allow for the merging of more cars. They will just be stuck trying to get out onto Cloud.

And in the afternoon commuting hours, if eastbound cars are trying to turn north (across westbound oncoming traffic), there will be such a backlog of cars behind them that they will back up onto Sabino Canyon Road.

The proposal also evidently plans for an exit for this complex onto Sabino Canyon Road and onto Knollwood Dr. I just don't see how this will work efficiently. There is not enough room between the light at Cloud/Sabino Canyon and the light at Sabino Canyon/River for cars to exit onto Sabino Canyon Road. It the drivers want to head south, they would have to go north past the light (because you can't make a U-turn at that light), make a U-turn somewhere farther north and then come back south. Or, if drivers CAN manage to cross all lanes of traffic to get to the left-hand turn lane, they can continue west on River Road, which is already very congested almost all the time.

It is hard enough to turn left onto River at this time because the way the light is programmed, it allows left turns only with a green arrow, even if there is no oncoming traffic. So there will be even more cars stuck there spewing out exhaust fumes while waiting senselessly for a green arrow.

I suggest you do some intensive traffic surveys about this impact before voting for this rezoning. It is just not practical.

I also wonder if you have studied the impact on Fruchthendler School and the safety of the students traveling to school.

Such a high density addition to this corner will be very detrimental to the area. Please weigh these aspect before voting for this request.

Sincerely,

Paige Hamner

7811 Camino Los Brazos, Sabino Vista subdivision

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

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Younghe Ney

Address
7511 E Knollwood PL

Subdivision/HOA
Sabino Vista

Email
jtney@aol.com

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard.
This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor"
comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Joe and Toba Shiefman

Address: 2621 Camino Valle Verde

Subdivision or HOA name: Colonia Verde

--

Joe Shiefman, Ph.D.
Shiefman Consulting LLC
2621 N. Camino Valle Verde
Tucson, AZ 85715
(520) 760-5086 (land line)
(520) 271-4697 (cell)

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Sally Elliot and Karen Kesler
7353 E. Cascada Circle
Tucson, AZ 85715
Villa Del Rio

We are writing to inform you that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Dr. George and Donna Forker

3333 N. Webster Road

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

I did not retire to Tucson, to the beautiful open vistas of this peaceful community of Sabino Vista, to find myself hedged in with high-density urban sprawl and traffic congestion.
In my opinion, the development you have proposed will result in just that--make this entire area less desirable by impacting property values, creating traffic jams, and blighting the landscape.

I respectfully request you to deny this rezoning application.

Name
Lawrence De Marino

Address
7521 E. Knollwood Place

Subdivision/HOA
Sabino Vista

Email
lawrencedemarino@gmail.com

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Michael Mnatzaganian

Address
7101 E. Chorro Circle

Subdivision/HOA
Villa Del Rio

Email
mmnatz@gmail.com

I am writing to inform you that I STRONGLY OBJECT to the unreasonable rezoning application of the 15 acre parcel on the east side of Sabino Canyon Road between Knollwood Drive and Cloud Road. This property is currently zoned as Suburban Ranch and should stay that way. I do not consider myself a "NIMBY" and I am not opposed to development of the property that is in character with the surrounding neighborhoods; however, the planned development which has prompted this ridiculous rezoning request is not compatible with our area and will cause significant traffic problems including burdening a road system that the county is currently incapable of properly maintaining. Just examine an areal view of the property and

surrounding neighborhood and it becomes self-evident how incongruous this development would be to the local housing density while significantly exacerbating the traffic problems. If I am not mistaken this is also part of the same property the county stole through eminent domain from a private citizen for Metro Water's development of additional ground water pumps, which turned out to be a complete failure.

The planned density of Medium High Intensity Urban with 12 units per acre is simply unacceptable. The preliminary site plan indicates 179 units with 351 open air parking spaces. The units are 6-7 feet. apart, have no private front yard, patio area, or side yard and only an 8 foot deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developer's claims of "luxury" housing and does not blend in with the character of the surrounding communities. The absence of "luxury" and the fact that it is being sold as a "rental" development would also indicate that transient residents would not be inclined to remain at the property on a short or long term basis leading to excessive turnover and ingress and egress to the property resulting in the neighborhood's deterioration. Furthermore, Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Road. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Well that is just great since the Pima Association of Governments documented 47,201 ADTs on this section of Sabino Canyon Road in 2012. Clearly, ADTs are already exceeding the corridor capacity and with the new homes we are approaching 50,000 ADTs! What exactly is the county's plan to address this issue? Reduce the speed on Sabino Canyon Road further and repaint the road markers as it has done recently on Cloud Road? Has the county even considered the excessive glut of currently available rental units?

Sabino Canyon Road, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets. I should know, I have lived here for 25 years and this development and those like it will destroy the area.

I respectfully and strongly request that you deny this unreasonable rezoning application. Thank you.

Dr. Kevin Garcia

8261 East Placita Del Oso

Tucson, AZ 85750

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:David Partain

Address:7715 E. Knollwood Terrace

Subdivision or HOA name: Sabino Vista Knolls

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with

extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

THIS MAY BE OUR GREATEST CONCERN. At present, during the higher traffic times of day, it is extremely difficult to enter Sabino Canyon Road Southbound. Traffic tends to be extremely dense, typically exceeds the speed limit, and we often have to cross the northbound lanes and then "hover" in the center turn lane with traffic passing at 45 MPH within a few feet of either end of the car until a space opens up in the Southbound lanes. THIS is extremely dangerous at present, and will be made many times more dangerous if the high density development being planned is allowed to take place.

This type of development must be accompanied by adequate arterials, which do not exist near these sites. High density is not suitable for the proposed locations.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Jim and Judy Steffen

Address: 7129 E. Onda Circle

Subdivision or HOA name: Villa del Rio

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 9:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Tuesday, March 18, 2014 9:32 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: suehyde2006@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 11:26:09 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Susan Hyde

Address
4349 N Sunset Cliff Drive

Subdivision/HOA
Sabino Mountain Community Association

Email
suehyde2006@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 9:00 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]
Sent: Tuesday, March 18, 2014 9:00 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: jjroberts9468@att.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 11:26:09 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Jerry Roberts

Address
4075 N. Boulder Canyon Place

Subdivision/HOA
Sabino Mountain

Email
jjroberts9468@att.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 8:59 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Tuesday, March 18, 2014 8:58 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: nancysueroberts@att.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 11:26:09 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Nancy Roberts

Address
4075 N. Boulder Canyon Place

Subdivision/HOA
Sabino Mountain Community Association

Email
nancysueroberts@att.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 7:58 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 4:14 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: billwebber@ymail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 4:07:59 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
william webber

Address
4307 n sabino mt. Dr.

Subdivision/HOA
sabino mountain

Email
billwebber@ymail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 7:58 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 6:34 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: ronaldduska@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 5:41:02 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

No. NO NO

I respectfully request you to deny this rezoning application.

Name
Ronald Duska

Address
7125 E. Onda Circle

Subdivision/HOA
Villa Del Rio

Email
ronaldduska@gmail.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 7:58 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Kristine Kot [mailto:kkot1979@gmail.com]
Sent: Monday, March 17, 2014 9:00 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Kristine and Charles Kot

Address:
6825 e Kiami st tucson az 85715
Subdivision or HOA name:

Indian ridge estates
Sent from my iPhone

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 7:58 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 9:50 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: mjandclive@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 9:19:54 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

Deseo at Sabino Canyon (39), Avilla West (53), Beverly Terrace (18), and Stonebridge in the Foothills (10) are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into a minimum of 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd.

Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012.

With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Name

Clive Green (Treasurer)

Address
7133 E Onda Circle, Tucson AZ 85715

Subdivision/HOA
Villa del Rio HOA

Email
mjandclive@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:08 AM
To: David Petersen
Subject: FW: Concern regarding rezoning at Sabino Canyon & Cloud

From: Janis & Ron Mathews [mailto:mathewsintn@yahoo.com]
Sent: Saturday, March 15, 2014 1:33 PM
To: DSD Planning; chris.poirer@pima.gov; District1; DIST2; District3; District4; District5; sabinojointneighborhoods@comcast.net
Subject: Concern regarding rezoning at Sabino Canyon & Cloud

All,
We are concerned about the rezoning application for 179 new rental homes on 15 acres east of Sabino Canyon Road, between Knollwood Drive & Cloud Road. That many homes will create significant traffic congestion & reduce the natural beauty of the area. Please consider not rezoning & not allowing this development to move forward. Thank you.

Ron & Janis Mathews
8145 E. Knollwood Terrace
Tucson, AZ 85750
Sabino Vista Subdivision

March 18, 2014

MAR 24 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Anna K. Hacker

Printed Name: - ANNA K. HACKER

Address: 7222 E Camino Valle Verde Zip 85715
Tucson, Az.

H.O.A. Name COLONIA VERDE

* Traffic Congestation also a big problem already — our access out of Colonia Verde is poor, I can't image more car traffic added. AIA H

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:02 AM
To: David Petersen
Subject: FW: Re Avilla 179 apartment homes Re zoning request

From: Anna Hacker [mailto:anna.hacker@gmail.com]
Sent: Saturday, March 15, 2014 6:54 AM
To: DSD Planning; vhris.poirier@pima.gov; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Re Avilla 179 apartment homes Re zoning request

I just listened to a book review of BREVITY and will try to adhere to the book's suggestions as I voice my protest to the Avilla East Re zoning request.

After an international career I decided to live in Colonia Verde (Sabino Canyon/Tanque Verde). This mature community provided an ideal setting for my next stage of life

Yet the Avilla East Re zoning request will impact my decision. The addition of more cars will greatly increase my ability to access the highway. Right now there have been several accidents as Colonia Verde residents attempt to leave our area. We are captives in our community due to the increase of traffic, and we have many cars using our area to cut off going through the lights at the corner. There will be a much greater traffic impact if this re zoning takes place with the proposed re zoning of Avilla East plus approved Avilla West.

I would appreciate careful consideration as you make your decision. The density of the homes, close together with no garages will not be add any value to our area. The plans show a lack of compatability to our area, these are not luxury homes but boxed homes. The present plans will not add any serenity to Sabino Canyon, a wonderful natural environment that Tucson visitors and residents value.

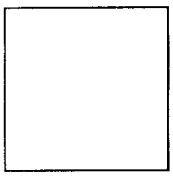
I hope your vote will consider the people/neighbors that live nearby, and not just the big billion dollar investors and developers.

Anna Hacker
7222 E Camino Valle Verde
Tucson, Az 85715
Colonia Verde Community

--
Anna

Please take a few moments & view the latest You Tubes on Anna's Educational Center, Kabul, Afghanistan

http://www.youtube.com/watch?v=1ImXfIgafrI



http://www.youtube.com/watch?v=8y7pANNB7GE

"I guess basically one wants to feel that one's life has amounted to more than just consuming products and generating garbage. I think that one likes to look back and say that one's done the best one can to make this a better place for others. You can look at it from this point of view: What greater motivation can there be than doing whatever one possibly can to reduce pain and suffering?" Henry Spira from THE LIFE YOU CAN SAVE Acting Now to End World Poverty by Peter Singer

"We make a living by what we get, but we make a life by what we give." Winston Churchill

CBS News Jan. 2, 2011 Spirit of America segment
http://www.cbsnews.com/video/watch/?id=7206984n&tag=contentMain;contentBody

Website **http://www.anna-awec-af.org**

"A real friend is one who takes the hand of his friend in times of distress and helplessness." Afghan Proverb

"The world lives on hope." Afghan Proverb

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:01 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: elizabeth.mosley@boehringer-ingelheim.com [mailto:elizabeth.mosley@boehringer-ingelheim.com]
Sent: Monday, March 17, 2014 9:56 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Adele Mosley

3921 n. Hillwood pl

Svh

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 10:47 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: bob_lasser@roadrunner.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 10:00:05 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

Please take into consideration the additional new developments that are currently under development as well as future development on the Kolb/Sabino Canyon corridor which will take place under the current zoning parameters.

I respectfully request you to deny this rezoning application.

Name
Robert Lasser

Address
4227 N Sabino Mtn Dr

Subdivision/HOA

Sabino Mountain

Email
bob_lasser@roadrunner.com

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 10:44 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: legolfer@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 17, 2014 10:27:45 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
George Carlisle

Address
4055 n. Boulder Canyon Pl.

Subdivision/HOA
Sabino Mountain

Email
legolfer@comcast.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Monday, March 17, 2014 9:12 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: hjboyer@earthlink.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 9:45:43 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

We moved to our HOA, Sabino Mountain, because current zoning laws do not allow for dense developments such as the one being proposed. We value the desert landscape and the open and tranquil nature of the area. This project is entirely out of character for the area and will not only be a visual blight on the neighborhood but will greatly increase traffic on Sabino Canyon Road. It is neither ethical nor equitable to change neighborhood building standards because of the prospect of increased tax revenues, the benefits of which will not be shared by any other current residents in our community.

We urge you to respect the current zoning designation and not be swayed by the developer(s) making the request to rezone the area. We respectfully request you to deny this rezoning application.

Name
Harold and Jane Boyer

Address
4553 N Little Rock Dr, Tucson 85750

Subdivision/HOA
Sabino Mountain

Email
hjboyer@earthlink.net

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 11:11 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Doretta R LaPorta [mailto:ciaobella1958@verizon.net]
Sent: Monday, March 17, 2014 7:26 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name:Doretta and Robert LaPorta

Address:4456 N. Black RockDr.

Subdivision or HOA name:Sabino mountain HOA

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Monday, March 17, 2014 3:44 PM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Amelia [mailto:ameliaroed@yahoo.com]
Sent: Monday, March 17, 2014 3:41 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

As a resident of Indian Ridge Estates at the corner of Sabino canyon and Tanque Verde I can tell you that we very often have trouble getting out of our neighborhood onto Tanque Verde. Allowing for many more cars in this area will further clog this access. In addition please consider that additional drivers will impact the quality of the road causing the need for further repair.

I respectfully request you to deny this rezoning application. Please encourage Avilla to use that property for homes that will have less impact and fit more into the existing environment. This high density home plan has too many drawbacks.

Thank you.

Amelia Jones

6750 E Opatas St. 85715

Indian Ridge Estates-A historical neighborhood

March 6, 2014

MAR 14 2014

RE: CO9-13-16

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Brooks Nordenberg

Printed Name: -
BROOKS NORDENBERG

Address: 2551 N. CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

MAR 14 2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Lillian Bankson

Printed Name: - Lillian Bankson

Address: 7226 E. Camino Valle Vrd Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

MAR 17 2014

Dear Chris Poirier, David Peterson, Planning and Zoning Commission, Board of Supervisors

I am writing to inform you that I OBJECT to the rezoning, by of the 15 acre parcel on the northeast corner of Sabino Canyon & Cloud Rd.. This property is currently zoned as Suburban Ranch.

Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area.I also believe that new development should be in " the best interest" of the surrounding neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Carole E. Pyter

Printed Name: Carole E. Pyter

Address: 2571 N Camino Valle Verde Zip 85715

H.O.A. Name COLONIA VERDE

March 13, 2014

Pima County Planning and Zoning Commission
130 W. Congress St.,
Tucson, Arizona 85701.

RE: C09-13-016; Protest of Proposed Development at Sabino Canyon and Cloud Roads

MAR 17 2014

Dear Commissioners:

I am writing to protest to the requested zoning change from SR to CR-4 for the property situated to the NE of the intersection of Sabino Canyon and Cloud Roads. While I am *not* opposed to all development in this area, I respectfully submit that this proposed development is seriously out of character with the surrounding developments, and will negatively impact traffic in the area.

Background:

My wife and I have lived in the Sabino Creek development (immediately bordering the proposed development to the north and east) for over 20 years. Upon moving to Tucson, we were attracted to this specific community primarily because it afforded moderate "elbow room", yet had the sense and feel of a close knit community, with comfortable walking and biking on sidewalks and semi-private streets. The proximity of shopping, restaurants, exercise, and entertainment opportunities were all positive factors for us, as were the nearby open areas that provided habitat and migration pathways for a large variety of local wildlife. Finally, the fact that Sabino Creek was a fill-in development, and that the only remaining undeveloped property in the neighborhood was zoned at SR with a maximum density of LIU 3.0, all contributed to our sense that this would make a good area in which to settle long-term.

Traffic:

This proposed development is but one of at least three new developments in the region, all of which will cumulatively add a significant amount of traffic to an already heavy traffic load on Sabino Canyon Road (north and south) and River Road (west). Those two major roads provide the *only* access into and out of this area, and according to Jim Degrood of the Regional Transportation Authority, neither of these roads is slated for significant improvement in capacity in the current 20-year Pima County Transportation Plan. [Sabino Canyon Road *will* be extended south from Tanque Verde to Kolb Road, but this will only aid in the distribution of traffic from Sabino Canyon, not increase roadway capacity.]

Development Density:

The developer of this property has proposed 179 units to be built on this 15+ acre parcel, resulting in a net density of approximately 12 units per acre. Not only does this represent the highest density in the area, but what is particularly disturbing is that it immediately borders the two lowest density developments in the area. Historically, the developments in the quadrant to the NE of the intersection of Cloud and Sabino Canyon, as well as those that are further east along Cloud, have tended to be at 3.0 units per acre or lower. Higher density developments are located to the west of Sabino Canyon and south of Cloud Road, including the newly approved (now *second* highest density project) at the SW corner of River and Sabino Canyon. What seems to have been lost in the analysis is that those higher density projects are separated from our developments but major roadways, easements, and barrier walls.

Privacy and Character Concerns:

It is my understanding that *Region Plan Policies* in the *Pima County Comprehensive Plan* include guidelines and restrictions on site design, including protections for existing neighborhoods when infill rezoning is requested. Specifically:

> ***"Existing neighborhoods**. Ensure that new or redeveloped mixed use or infill rezonings assess the privacy and character concerns of existing neighborhoods in reviewing the location, density, and character of the project."*

To date, I have attended three separate meetings involving the developer of this property. In each case, the developer seems to have taken the approach of simply explaining his proposal for "luxury rental dwellings". While he has received much feedback from the community about traffic, density, noise, impact on wildlife and other concerns, his response has been in effect that this was his best option, and that it should be preferable to a school, gas station, retail establishment or church.

Several features of the proposed development in fact seem to run counter our expressed concerns, including the following:

> **Ingress / Egress on Knollwood** – We had specifically requested that no access run onto Knollwood, as it is not a throughway, but a quiet local street. At a minimum, if there was to be access, we had asked for it to be ingress only so that there would be no cross-traffic. The access is now designed for both ingress and egress.
>
> **Wildlife Access** – We have expressed concern for the variety of wildlife that use the neighborhood for transit. The development is being designed as a walled community with little or no open space.
>
> **Privacy / Character** - The development has dense housing along Sabino Canyon and Knollwood, with short walls and minimal setback from the property boundaries, which will detract from the beauty of the drive along those roads. In addition, the area along Knollwood is to be raised five feet to enhance drainage north to south, which will futher detract from the the views and sense of privacy.

I (and my neighbors) have been invited to another meeting with the developer, and again, the meeting is described as "...in order for you to fully understand what the Developer is proposing..." The problem is *not that we don't understand*, it's just that we object to what is being proposed, and it feels like we have no say in the matter whatsoever.

In conclusion, I would like to emphasize that I do understand that some development will come to that property, but that I strongly protest this particular proposal.

Sincerely and Respectfully,

James D. Entwistle
3613 N Sabino Creek Pl.
Tucson, AZ 85750

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:52 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 16, 2014 6:11 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: tomartin@yahoo.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 4:08:22 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

If for no other reason the massive increase in traffic on Sabino Canyon Rd should be reason enough to deny any rezoning. There are already many times where I have witnessed near misses and dangerous entries onto Sabino Canyon Rd from side streets. Allowing more traffic is just begging for trouble.

Most homes here are owner occupied and allowing high density rentals is just not right for this area. Low density, owner occupied units is what is suitable. Not high density units Please deny rezoning

I respectfully request you to deny this rezoning application.

Name
Tom and Joanna Martin

Address
4328 N. Ocotillo Canyon Dr.

Subdivision/HOA
Sabino Mountain Subdivision

Email
tomartin@yahoo.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:52 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Peter Strauss [mailto:pstrauss361@gmail.com]
Sent: Sunday, March 16, 2014 5:11 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Peter A. Strauss

Address: 4104 N. Boulder Canyon Pl.

Subdivision or HOA name: Sabino Mountain

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:52 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: melissa boldt [mailto:missyboldt@comcast.net]
Sent: Sunday, March 16, 2014 5:09 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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I respectfully request you to deny this rezoning application.

Thank you.

Name:

Address:

Subdivision or HOA name:

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:52 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Pauline & Bill Roed [mailto:yorks45@yahoo.com]
Sent: Sunday, March 16, 2014 4:21 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Pauline Roed
Address: 6738 East Opatas
85715

Subdivision or HOA name:

Indian Ridge
Sent from my iPad

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:52 AM
To: David Petersen
Subject: FW: Rezoning along Sabino Canyon

From: Phylis Carnahan [mailto:prcarnahan@gmail.com]
Sent: Sunday, March 16, 2014 4:09 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net
Subject: Rezoning along Sabino Canyon

Sabino Canyon road carries more cars than it was designed for. It is the only exit for several neighborhoods. Please, do not rezone Avilla for rentals. The traffic will become impossible for us to exit on to Sabino Canyon..

Phylis Carnahan
Colonia Verde

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 16, 2014 3:34 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: barbara361@aol.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 1:13:45 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

As more and more houses are put in along our stretch of Sabino Canyon, traffic keeps getting worse. It takes longer now for residents in VDR to get out of their development and on to Sabino Canyon Road. Should the above project go on as planned, someone will need to re-evaluate the traffic patterns on Sabino Canyon because there will be more and more people trying to exit their developments and this will probably increase the probability of more accidents on Sabino Canyon Road.

I respectfully request you to deny this rezoning application.

Name
Barbara Beach

Address
7157 E. Chorro Circle

Subdivision/HOA
Villa del Rio

Email
barbara361@aol.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Gordon [mailto:gordon.r.bennett@gmail.com]
Sent: Sunday, March 16, 2014 3:16 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Gordon Bennett
4142 N Quail Canyon Dr
Sabino Mountain Homeowner

Sent from my iPad

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: rlumpy [mailto:rlumpy@comcast.net]
Sent: Sunday, March 16, 2014 3:16 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

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housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Richard Lamoreaux

Address: 6881 E. Tawa St., Tucson, AZ 85715

Subdivision or HOA name: Indian Ridge

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 16, 2014 12:57 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: kristineklewin@hotmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 12:48:37 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Kristine Klewin

Address
4231 N Sunset Cliff Dr

Subdivision/HOA
Sabino Mountain

Email
kristineklewin@hotmail.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: LaPorta Robert [mailto:roblaporta@icloud.com]
Sent: Sunday, March 16, 2014 12:29 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 169 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Robert and Doretta LaPorta

4456 N. Black Rock Dr.
Tucson AZ. 85750

Sabino Mountian

Sent from my iPad

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: judyandart [mailto:judyandart@comcast.net]
Sent: Sunday, March 16, 2014 12:23 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Name: Art and Judy Kidder

Address: 4082 N Quail Canyon Dr.

Subdivision or HOA name: Sabino Mountain

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 16, 2014 11:59 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: longchuck@hotmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 11:56:15 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
James Long

Address
4127 N. Sabino Mountain Dr, Tucson AZ 85750

Subdivision/HOA
Sabino Mountain

Email
longchuck@hotmail.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:51 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Sunday, March 16, 2014 11:47 AM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: donna@donnaanderson.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 16, 2014 11:40:00 AM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd. I respectfully request you to deny this rezoning application.

Name
Donna Anderson

Address
4105 N Boulder Canyon Place

Subdivision/HOA
Sabino Mountain

Email
donna@donnaanderson.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:50 AM
To: David Petersen
Subject: FW: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud as it exists now!!

-----Original Message-----
From: Plotkin Dot [mailto:dotsitfornow@gmail.com]
Sent: Sunday, March 16, 2014 11:27 AM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: We OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud as it exists now!!

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

Once again we are writing to inform the powers that be that we OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. We had already written to the 5 Supervisors, individually, objecting to this project and another one, on July 1, 2013. We received one response. It was from the office of Supervisor Carroll, and it read:

Dear Dorothy and Charles Plotkin,

Thank you for your email. I want to acknowledge that our office has received your input on this rezoning issue. Supervisor Carroll was not able to attend today's Board meeting due to sickness. The rezoning has already passed with a 4-0 vote from the supervisors that were present in today's Board meeting, with some amendments that will hopefully address the concerns about traffic, congestion, and access to and from the subdivisions.

Best,

Jennifer Wong
Executive Assistant to Ray Carroll
Pima County Board of Supervisors, District 4
(520) 724-8094

-----Original Message-----
From: Plotkin Dot [mailto:dotsitfornow@gmail.com]
Sent: Monday, July 01, 2013 4:32 PM
To: District4
Subject: Rezoning, Co9-12-05 and Co7-13-01

Dear Supervisor Carroll,

We are concerned about the rezoning of both parcels Co9-12-05 and Co7-13-01@ Sabino Canyon Road for the following reasons.

River and Cloud roads are two lane roads as is the exit from Sabino Vista Knolls onto Sabino. We fear the congestion that may result. How will the cars exit from the subdivisions onto Sabino Canyon and River/Cloud Roads without affecting traffic on all these aforementioned roads?

The only way to go west is River Road and the only way going north after Sabino Canyon Rd divides is Kolb, again a two lane road. More congestion.

Also there would be the burden of additional students going to the Fruchthendler Elementary School. Can it absorb them?

.....and most important, we have lived happily in our home and surroundings for 35 years. Please do not change the nature of our neighborhood.

Thank you for your consideration of our request.

Dorothy and Charles Plotkin
3441 N Camino de Piedras
Tucson, Az 85750
Sabino Vista #2

To continue.....How ARE you going to solve the problem of the traffic that this subdivision, and the others when completed, would generate? What are your plans? The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I, Dorothy, travel west during the morning rush hours. This is the only route I can take to get to my destination. When I come to the intersection of River and Swan it takes me 4 minutes to get through. If this corner is not widened, and with the additional traffic generated by all of these new subdivisions, how many more minutes would it take me, or anyone else, to get through. I envision that it would be many and that the back up could stretch back to Craycroft.

We respectfully request you to deny this rezoning application. Avilla West should never have been OKayed. It's too dense for two reasons; traffic and the nature of our neighborhood. If the density could be cut down to match the average numbers already in the neighborhood (prior to OKing Avilla West) then a new subdivision would have our approval.

And you do have to do something about the Swan/RiverRd intersection going east/west right now before any further building occurs and more drivers arrive to add to congestion.

Thank you for your consideration of our request.

Dorothy and Charles Plotkin
3441 N Camino de Piedras
Tucson, Az 85750
Sabino Vista #2

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:50 AM
To: David Petersen
Subject: FW: Please vote NO on the rezoning of the Sabino Canyon development project
Attachments: Scaled area map with topograpghy new.pdf

From: Dawn Garcia [mailto:dawnhgarcia@q.com]
Sent: Saturday, March 15, 2014 9:19 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; Sabino Joint Neighborhoods Committee
Cc: dawnhgarcia@q.com
Subject: Please vote NO on the rezoning of the Sabino Canyon development project

To the zoning commission members and county supervisors:

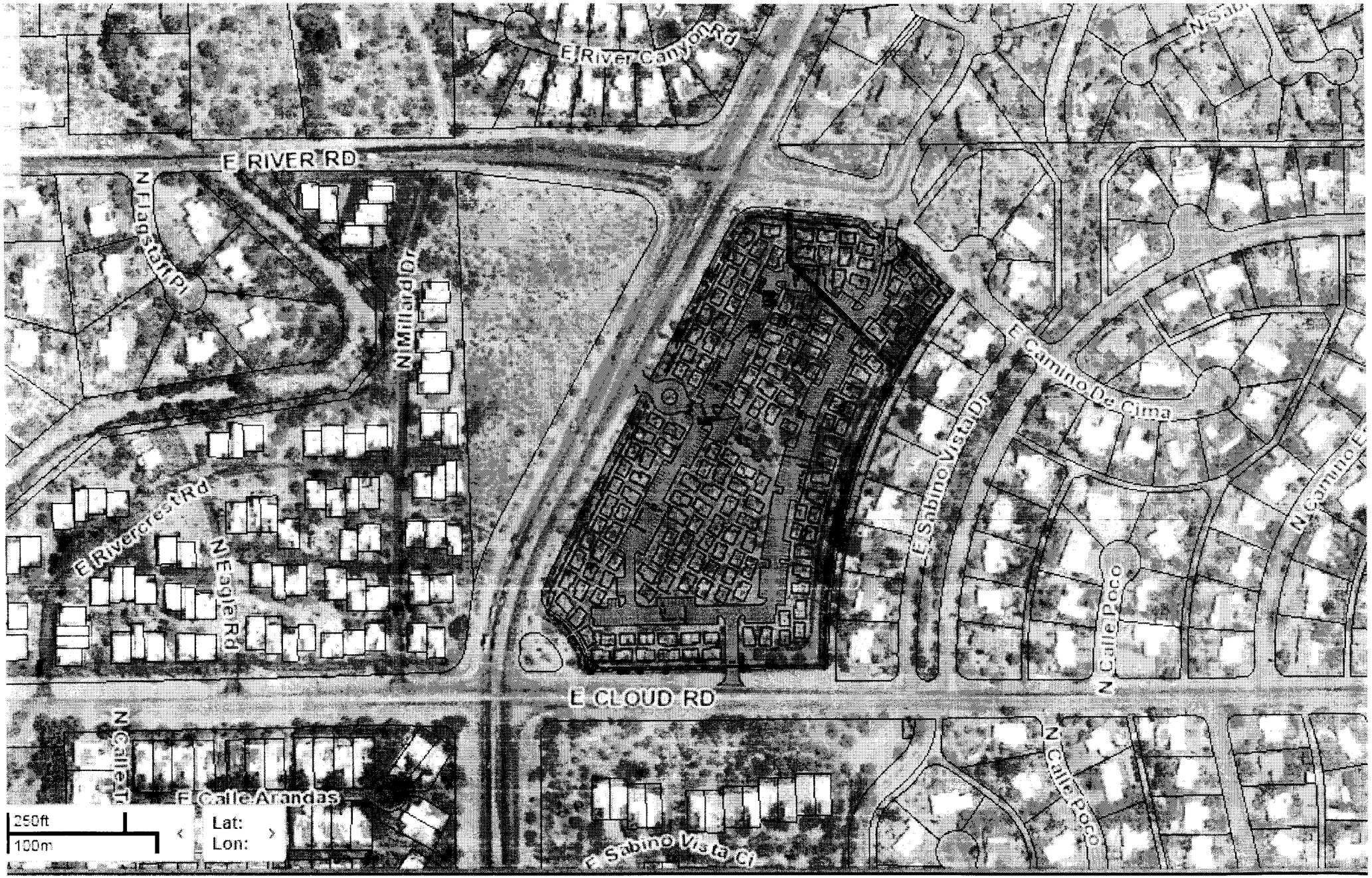
I have reviewed the attached plan for yet another new development in Tucson. This doesn't make economic sense NOR does it make sense for the area. Tucson/Pima County has too many developments and there is a sea of excess housing, which drives down values. Plus, the zoning is completely incompatible with the neighborhood. Sabino Canyon Road and River Road are already overused and have significant issues because of the heavy traffic. I would personally be affected, of course, because I live off of Cloud Road but also I see how the thousands of other Tucsonans who use these roads would also be subject to increased traffic on a road system that the county already struggles to maintain. The number of cars passing on Sabino Canyon Road is already excessive and adding a large development to a congested area makes no sense. The development should be denied.

I stopped by this proposed development area when Metro Water wanted to install a new water supply well at the northeastern corner of Cloud and Sabino Canyon Roads. I spoke to the water company about their project, which they assured me would be of minimal disturbance to the area. Did you know that Metro Water took that property using eminent domain? And now the land next to it is being passed to a developer? It was disturbing that the property was acquired by eminent domain, but now to hear that the next-door use will be for a high-density development is truly awful. Tucson doesn't need this development, the residents of the area oppose it, and the users of the road system will suffer.

I oppose this plan and ask that each of you vote no on this rezoning application.

Sincerely,

Dawn Garcia
8261 E Placita del Oso
Tucson, AZ 85750


E River Canyon Rd
E RIVER RD
N Flagstaff Pl
N Millard Dr
E Camino De Cima
E Sabino Vista Dr
N Calle Poco
E Rivercrest Rd
N Eagle Rd
E CLOUD RD
N Calle
E Calle Arandas
E Sabino Vista Ct
250ft
100m
Lat:
Lon:

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Greg J. Milward [mailto:greg@gregmilward.com]
Sent: Saturday, March 15, 2014 8:12 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

I am writing to inform you that I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. This property is currently zoned as Suburban Ranch. Although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with our area.

Sabino Canyon Rd, which is designated as a Scenic Route, leads past quiet neighborhoods with extensive natural desert vegetation interspersed with small washes that are frequented routes for wildlife. Neighbors enjoy walking, running and biking through the peaceful and scenic neighborhood streets.

The planned density of Medium High Intensity Urban with 12 units per acre is too high. The preliminary site plan shows 179 units with 351 open air parking spaces. The units are 6-7 ft. apart, have no private front yard, patio area, or side yard and only an 8 ft. deep backyard. This dense rental community, with minimal space for landscaping, does not fit the developers' claims of "luxury" housing and does not blend in with the character of the surrounding communities.

Deseo at Sabino Canyon, Avilla West, Beverly Terrace, and Stonebridge in the Foothills are adding 120 new homes in the "traffic corridor" comprising Sabino Canyon and River Roads. With Avilla East's 179 homes there will be a total of 299 homes and 600 new vehicles which translates into 1800 new Average Daily Trips (ADTs) on Sabino Canyon Rd. Avilla Development has said this corridor has a capacity of 37,000 ADTs. Pima Assoc. of Governments documented 47,201 ADTs on this section of Sabino Canyon Rd in 2012. With the new homes we are approaching 50,000 ADTs.

I respectfully request you to deny this rezoning application.

Thank you.

Greg J. Milward
Sabino Mountain Community Association
4308 N. Ocotillo Canyon Drive
Tucson, AZ 85750

520-638-6404
608-279-3504 (cell)

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:50 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: wdnathan@comcast.net [mailto:wdnathan@comcast.net]
Sent: Saturday, March 15, 2014 4:49 PM
To: Chris Poirier
Cc: DSD Planning; District1; DIST2; District3; District4; District5
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

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I respectfully request you to deny this rezoning application.

Thank you.

Name: Darlene F Nathan

Address: 7356 E Cascada Circle

TUCSON AZ. I 85715

Subdivision or HOA name:
VILLA DRL RIO

Sent from my Verizon Wireless 3G LTE Smartphone

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:47 AM
To: David Petersen
Subject: FW: OPPOSITION the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

-----Original Message-----
From: Pat Knezek [mailto:pknezek@gmail.com]
Sent: Saturday, March 15, 2014 1:23 PM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Cc: Pat Knezek; sabinojointneighborhoods@comcast.net
Subject: OPPOSITION the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Dear Chris Poirier, Planning and Zoning Commission, and Pima County Supervisors,

my name is Patricia Knezek, and I live at 3549 N. Calle Floreada, Tucson, AZ, 85750. I have written before to express my opposition. I will be out of town on March 18, and thus unable to attend the neighborhood meeting to discuss the rezoning and development plans, so I wanted to reiterate my opposition in this email so that my absence is not viewed as a change in position. As mentioned in my previous email, although I do not oppose development of the property in character with the surrounding communities, the planned development which has prompted this rezoning request is not compatible with
our area. I can only urge you once again to consider the implications of what is being proposed, and the many individuals and families that chose to settle in the Sabino Vista area for quiet neighborhoods, natural desert vegetation, and a safe, low density neighborhood. Those strengths are what drew me to the area in 2001. .

I respectfully once again request you to deny this rezoning application.

Thank you -- Patricia Knezek

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:47 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Saturday, March 15, 2014 12:32 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: chrisdysart@comcast.net
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 15, 2014 12:23:51 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

I am also concerned this will reduce the value of my property.

I respectfully request you to deny this rezoning application.

Name
Chris Dysart

Address
7016 E Rivercrest Rd

Subdivision/HOA
Riverbend Estates HOA

Email
chrisdysart@comcast.net

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:47 AM
To: David Petersen
Subject: FW: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

From: Sabino Joint Neighborhoods Committee [mailto:sabinojointneighborhoods@comcast.net]
Sent: Saturday, March 15, 2014 12:17 PM
To: DSD Planning; Chris Poirier; District3; District5; DIST2; District4; District1
Subject: Fwd: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud

Begin forwarded message:

From: besselsd@gmail.com
Subject: I OPPOSE the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood and Cloud
Date: March 15, 2014 12:08:04 PM MST
To: sabinojointneighborhoods@comcast.net

I OBJECT to the rezoning of the 15 acre parcel on the east side of Sabino Canyon Rd between Knollwood Dr and Cloud Rd. I do not oppose development of the property in character with the surrounding communities, where densities range from 1.9-4.4 RAC; however, the planned development which has prompted this rezoning request is not compatible with our area. Sabino Canyon Rd. and Cloud Rd. are designated Scenic Routes and lead past peaceful neighborhoods with natural desert vegetation and abundant wildlife trails where neighbors enjoy walking, running and bicycling. The planned density of 12 units per acre is too high and does not fit in with our area. The 1800 extra vehicle trips per day generated by the new homes will greatly impact an already overcrowded Sabino Canyon Rd.

I am also deeply concerned about the proposed exit on East Knollwood Drive from one of the proposed developments. Traffic on River Road at Sabino Canyon Rd has been much heavier subsequent to development and a new school at River and Craycroft. A very short section of road available on East Knollwood Drive ensures traffic back up well into the existing neighborhood should the proposed access to East Knollwood Dr from the new development be allowed.

I respectfully request you to deny this rezoning application.

Name
David Besselsen

Address
3780 N Knollwood Cir

Subdivision/HOA
Sabino Vista Knolls

Email
besselsd@gmail.com

David Petersen

From: Chris Poirier
Sent: Monday, March 17, 2014 7:47 AM
To: David Petersen
Subject: FW: ,meeting re: Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

From: lbrunoaz@comcast.net [mailto:lbrunoaz@comcast.net]
Sent: Saturday, March 15, 2014 3:19 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net; l bruno
Subject: ,meeting re: Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

Re: Supervisor Carroll stated he voted with the majority to allow for the possibility of reconsideration- - Co7-13-01, SABINO CANYON ROAD PROPERTIES, L.L.C. - N. SABINO CANYON ROAD PLAN AMENDMENT

thank you for the publc meeting on 15 march 2014 regarding the rezoning of property at sabino canyon and cloud rd.
i plan to attend. I want to present this information whether i make it to the meeting or not.

! am oppsed to this rezoning.

the pima county web services provide a plethora of informaton in a great consumer friendly format. I found county and state
documents regardng the duties of various committees, commissions and boards. I believe in a good neighbor policy, so i
searched for a way to understand rezoning. I am not against growth or making a profit on an investmet. However, when that
growth or profit does comes as a detriment to others i think we should prevent such action.

It seems to me the rezoning guidelines and master plan interact in a way to protect neighborhoods from drastic change while
allowing room for growth. I can see how this flexibility can be used for profitability without full consideration to
neighbors. The request to rezone this property is at least 6 times greater than the orignal zoning. Clearly a significant
change submitted to meet technical requirements with little regard to the neighborhood and great detail to extracting
profitabilty. This property is unique in that what happens here has consequences for neighbors up and down Sabino Canyon and
Cloud Roads. I have owned 3 homes in this area since 1990.

While technical requirements may be made on paper - if it doesn't feel right it probably is not right. I can think of
several alternatives that would fit the area better. I urge you to encourage reconsideration and reversal of this rezoning
request.

below is annotated from email i sent to supervisor ray carroll:

re: Sept 17 meeting notes-- Supervisor Carroll stated he voted with the majority to allow for the possibility of
reconsideration -- great insight -- i hope you can help turn this around

i am not against growth, development, or financial ventures. i strongly oppose the rezoning as proposed.
that property at cloud & sabino is unique in its potential to cause harmful ramficatons.

i live at vactor ranch.

sabino canyon rd is operatng above planned capacity. crossing sabino canyon rd wll become more dangerous for those
subdivisions south of cloud north of tanque verde rds. we have neighbors that are still recovering from injuries due to
sabino crossing. the fault here would be in applying exceptions that create increased likelihood of harm to your
constituents.

bike riders, walkers, runners all at increased risk. the neighborhood at increased risk. deteriorzation of the look and
feel of the neighborhood. the area on tanque verde and bear canyon will never have the same look or feel since the added
block of rental homes and concomitant services.

the scenic road will deteriorate - tourist -individuals and tour busses riding in to visit sabino canyon will likely be
unimpressed by the southwest crowding of homes -- a different look and feel to a neghborhood area with a distinct tucson
character -- laid back quite

there is more to say but i must stop now

any help you can provide will be appreciated

leonard bruno

property
leonard and rosemary bruno family trust
2862 n placita rancho agave
tucson, AZ 85715

David Petersen

From: Chris Poirier
Sent: Friday, March 14, 2014 4:07 PM
To: David Petersen
Subject: FW: Rezoning proposed Sabino Canyon Rd; Cloud, Knollwood Dr. areas

From: Patricia Woolf [mailto:patriziawoolf@yahoo.com]
Sent: Friday, March 14, 2014 3:25 PM
To: Chris Poirier
Cc: SabionoJointNeighborhoods@comcast.net
Subject: Rezoning proposed Sabino Canyon Rd; Cloud, Knollwood Dr. areas

patriziawoolf@yahoo.com
Dear Pima County Assistant Planning Director:

I am concerned about the plan to add high density housing in the area noted above. The traffic on Sabino Canyon Road and the nearby roads, such as River and Kolb, is already very high. These roads were not designed as major thorough-fares. I wonder if you or any of the County Supervisors have had an opportunity to travel these roads recently to observe the traffic density at different times of the day? Kolb in this area is a very small road, with a high level of traffic headed toward Sunrise on the north or the reverse, depending on the time of day. Turning off of Sabino to head West on River can be a real adventure. There is already a development going up on the west side of Sabino Canyon south of the Sabino Canyon/Kolb intersection, which will increase traffic. Sabino Canyon, of course, is the road leading to the very popular recreation area of Sabino Canyon itself. Making it more troublesome to reach Sabino Canyon does not make much sense.

Further, Sabino Canyon is the easternmost way to get around to Tucson in the North and Northwest and for people in the North and Northwest to travel to the Northeast, Southeast and East, because there is no bridge connect the parts of Snyder Road that are east and west of the Pantano Wash. I took weaving classes at the County center at Tanque Verde and Houghton Loop already in 1998, and the instructor came from Campbell and Sunrise, via River Road and then Sabino Canyon and then Tanque Verde east. This was a solid path then, and now the traffic on all the routes the instructor took have increased greatly.

Traffic on Sabino Canyon will increase when the southern extension of Sabino Canyon is constructed. The intersection at Sabino Canyon and Tanque Verde is already a very difficult intersection. All day long traffic at this intersection is already very heavy. Udall Park and Center are nearby. It is not unusual to have accidents near this intersection, and traffic jams then are horrendous. Adding more developments along Sabino Canyon will worsen the situation. Surely you know that residents in our area of Sabino Vista and the Knollwood residents have few options to travel toward other parts of the Tucson metropolitan area, so it is not easy to avoid Sabino Canyon and Tanque Verde if one needs to travel east or southeast and not go further north first by taking a River to Craycroft route.

What are the proposed pluses for another development, especially a high density development? Can this have other than negative consequences for access to and travel on the current roadways? What will be the impact on the investments of the current area residents in their homes?

Please, if there must be more development right now (before changes to the infra-structures), then please make it low-density housing. Personally, I am unsure why we want lots more people in our desert city area when we are facing water crises with the prolonged drought affecting our water supply, and our politicians in Phoenix having sold a lot of our CAP water rights to southern California. But, again, if there must be housing development, please make it low density.

Sincerely,

Patricia Woolf, homeowner Sabino Vista East

3336 N Camino Los Brazos
Tucson, AZ 85750-2817

David Petersen

From: Chris Poirier
Sent: Thursday, February 27, 2014 1:17 PM
To: David Petersen
Subject: FW: Avilla East Rezoning Request

-----Original Message-----
From: Richard Miller [mailto:rmiller@westminster-school.org]
Sent: Thursday, February 27, 2014 12:13 PM
To: Chris Poirier
Cc: sabinojointneighborhoods@comcast.net
Subject: Avilla East Rezoning Request

Dear Assistant Director Poirier:

I write to urge you not to approve the Avilla East Rezoning Request as it now stands. I live on Sabino Canyon Road and am aware of the heavy use of this roadway. In 2013 the Pima County Department of Transportation stated that traffic from Cloud Rd. to Tanque Verde Rd. was operating over capacity. Already there are additional homes approved for the area, which together total 120. There have been no updated traffic figures to account for these homes. And now Avilla East would add 12 units per acre, for a total of 179 units, thus giving us a total of 299 new homes.

Combined with the the fact that these homes are not compatible with other area homes already here, it would make sense to reject the current proposed rezoning for Avilla East. No one living in this area looks forward to all of the traffic the 120 already-approved new homes will produce, rendering Sabino Canyon Rd. more and more dangerous and difficult to access. The 179 homes proposed for Avilla East seems irresponsible from many standpoints, with the increase in traffic being the greatest concern.

When we bought our home in 1998 in Villa del Rio, traffic on Sabino Canyon Rd. was the major drawback. As the traffic problems worsen, our community and others in this area will become less and less desirable. By your actions, you can at least slow the decline.

Richard Miller
Resident, Villa Del Rio
7149 E Chorro Circle
Tucson, AZ 85715-3423

David Petersen

From: Angie Rangel on behalf of DSD Planning
Sent: Tuesday, March 18, 2014 10:54 AM
To: David Petersen
Subject: FW: Sabino Canyon Road Rezoning Request

From: Ingersoll [mailto:rningersoll@comcast.net]
Sent: Tuesday, March 18, 2014 10:18 AM
To: DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5
Subject: Sabino Canyon Road Rezoning Request

I'm writing to voice my opposition to the proposed rezoning of the northeast corner of Cloud and Sabino Canyon Roads. We have lived in Villa del Rio, on the east side of SCR, since 1978, and we have watched other infill projects in our neighborhood--River Ranch, Vactor Ranch, etc.--without a word, because they were appropriate for the area. This proposal--179 rental casitas on 15 acres, about 4 times the density of existing and approved developments in the area--is not. I'm not a NIMBY, but neither am I enthusiastic about the prospect of being held a virtual prisoner in Villa del Rio by the traffic on SCR, and I fear that this project, if approved, will be the straw that breaks the camel's back with respect to traffic in the Sabino Canyon/Kolb corridor. Then there is the elephant in the room, the extension of Kolb across the Pantano Wash to connect with SCR.....

I urge you to vote against Sabino Canyon Road Properties LLC's rezoning request. Home prices are rising in Pima County, the economy seems to be improving, and Tucson is still a very desirable place to live; I hope that it won't be long before it is economically feasible for someone to develop this parcel with a housing density appropriate to our neighborhood.

Thank you for taking the time to consider my request.

Regards,

Roger Ingersoll
7321 E Cascada Circle
Tucson 85715