

April 24, 2010

Thomas Coyle, AICP  
Pima County Department of Development Services --  
Planning Division  
201 n. Stone Ave. 2<sup>nd</sup> Floor  
Tucson, Arizona 85701

Re: C9-14.1 DeGrazia Company – Bonanza Ave Rezoning

Dear Mr. Coyle:

I want to inform you of our experience with the neighbors surrounding the proposed rezoning site. Attached are numerous documents to help explain that experience, up to this point. Each number below relates to a different attachment to this letter.

1. Letter sated March 28, 2014 from me to the owners of properties within 300 feet. This is the letter inviting the neighbors to the neighborhood meeting..
2. List of Owners of all properties within 300 feet. This is the list of all owners within 300 feet to whom the above letter was sent.
3. Notification Map: This map identifies all the properties within 300 feet that are on the Attachment 2 list.
4. The Sign-In Sheet (2 Pages) A list of those who attended the neighborhood meeting on April 10, 2014,.
5. The letter dated April 11, 2014 and which I mailed to everyone who attended the neighborhood meeting. At the end of the April 10<sup>th</sup> neighborhood meeting those in attendance and I agreed that I would write a letter to them, providing them with my email address, so they could send me an email which I could use for any future communication.
6. A list of all of those who I mailed the Attachment 5 letter. This is the list of all that attended the neighborhood meeting.
7. Emails from neighbors after receiving the Attachment 5 letter: I received five emails. Also I received one phone call, that from Mr. Tolson.
8. An email I sent, on April 18<sup>th</sup>, to those 6 people I heard from after sending the letter on Attached to this email is the letter I describe for Attachment 9. In my phone call with Mr. Tolson I explained what was in the email and the letter.
9. Letter dated April 18, 2015 which was attached to the Attachment 8 email: This letter provided responses to each of the six issues that came up at the neighborhood meeting..
10. Emails from the two people who sent one after receiving my April 18<sup>th</sup> letter: Mr. Watson said he now would support the project. Mr. Cousino said he still had concerns with the drainage condition.
11. Letter from the Winchester Ranch Home Owners Association dated April 19<sup>th</sup>: I will be responding to this letter separately after getting all of the rest of this material in to the Planning Department. I could mention, though, that the signer of this letter, Mr. Martens, did attend the April 10<sup>th</sup> neighborhood meeting. Also, this Winchester Ranch subdivision is on the west side of Bonanza, although only 6 lots within that subdivision take access off of Bonanza, with the remaining 36 lots taking access from Lason Lane. The 'Winchester' property was rezoned to CR-1 in 1988 with the plat recorded in 1993. That plat utilized the lot reduction option, explaining the lot sizes being as small as about 24,000 square feet.

I urge you to read the letter dated April 18, as it represents our position at this point. However, after fully reviewing the Winchester letter that position may be modified. In the meantime, I can commit to a rezoning condition that reads "THE PROJECT SHALL RESTRICTED TO ONE-STORY HOUSES". Thank you.

Sincerely,



Michael Marks, AICP  
President



March 28, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

You are invited to attend a meeting to be held on Thursday night, April 10, 2014, on the property of the subject rezoning, that being at the northeast corner of Bonanza Ave & Walnut Tree Drive. The owner and I will be on the property from 5:30 pm to 6:30 pm. The purpose of the meeting is to present information on the proposed rezoning and development of the property. Attached is a map identifying the location of the subject property and meeting location.

The 9.33 acre parcel in question is currently vacant and zoned SR. The proposed zoning is CR-1, and the proposed land use is a single family residential development on 10 lots, each no less than 36,000 square feet. A Preliminary Development Plan will be presented at the neighborhood meeting.

We look forward to your attendance at the meeting. If you are unable to attend, though, and you are interested in getting information on the rezoning project, you may call me at 885-5021. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Marks", with a long, sweeping underline.

Michael Marks, AICP  
President

**DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek)  
NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET**

114-21-322A  
**J De Grazia Company LLC**  
4030 N. Painted Quail Pl  
Tucson, AZ 85750

114-21-3060  
**Frank A Jr. & Victoria Laraia**  
4751 N. City View Dr.  
Tucson, AZ 85749

114-21-3090  
**Ronald R. & Anita A. Watson**  
4703 N. City View Dr.  
Tucson, AZ 85749

114-21-3110  
**Thomas & Maria Doubrava**  
4760 N. Placita Del Sol  
Tucson, AZ 85749

114-21-3120  
**Jean A. Kuchenmeister**  
4750 N. Placita Del Sol  
Tucson, AZ 85749

114-21-3130  
**Gilbert & Linda Nielson**  
181 Rainbow Dr #8138  
Livingston, Texas 77399

114-21-3140  
**Ronald Roman**  
4741 N. Placita Del Sol  
Tucson, AZ 85749

114-21-3150  
**Celia Paton**  
4771 N. Placita Del Sol  
Tucson, AZ 85749

114-21-3180  
**David & Laura Plocinski**  
1308 Fargo Blvd  
Geneva, Illinois 60134

114-21-3190  
**Vanessa Ann Olsen TR**  
4700 N. Bonanza Ave  
Tucson, AZ 85749

114-21-3200  
**Bradley & Alice Tolson**  
4651 N. Wolford Rd  
Tucson, AZ 85749

114-21-3210  
**Lost Diamond Inc**  
PO Box 31572  
Tucson, AZ 85751-1572

114-21-333B  
**Ralph Morrison &  
Linda Hotchkiss TR**  
4580 N. Bonanza Ave  
Tucson, AZ 85749

114-21-333C  
**Phillip Morrison &  
Stella Hotchkiss TR**  
4510 N. Bonanza Ave  
Tucson, AZ 85749

114-21-333D  
**William Morrison &  
Jill Hotchkiss TR**  
4570 N. Bonanza Ave  
Tucson, AZ 85749

114-21-334A  
**William Sr. & Mary Jo Rubasch  
Living Trust**  
10020 E. Walnut Tree Dr.  
Tucson, AZ 85749

114-21-334D  
**Richard & Loebel Clark**  
10050 E. Walnut Tree Dr.  
Tucson, AZ 85749

114-21-334E  
**Walnut Tree Properties LLC**  
10030 E. Walnut Tree Dr.  
Tucson, AZ 85749

114-21-399A  
**Kathleen & Daniel Gorczca  
Living Trust**  
9859 E. Veryl Place  
Tucson, Arizona 85749

114-21-4000  
**Cousino Living Trust  
Att: Kenneth & Donna TR**  
9845 E. Veryl Place  
Tucson, Arizona 85749

114-21-4060  
**Michael Charls**  
9828 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4070  
**Bruce Inkman**  
9842 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4080  
**Stephen & Ellen Davenport**  
9856 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4090  
**Arend Meijer & Terry Tellez**  
9870 E. Fire Agate Place  
**Tucson, AZ 85749**

114-21-4100  
**Colin & Erika Dawson**  
9884 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4110  
**John Martens & W J Purdy-  
Martens**  
9891 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4120  
**Anthony & Michelle Luketich**  
9873 E. Fire Agate Place  
Tucson, AZ 85749

Attachment 2

**DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek)  
NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET**

114-21-4130

**Remaly Family Trust**  
**Att: Richard & Gail Remaly Tr**  
9855 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4140

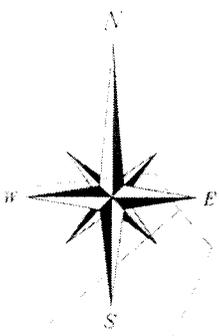
**John & Diane Akin**  
9837 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4230

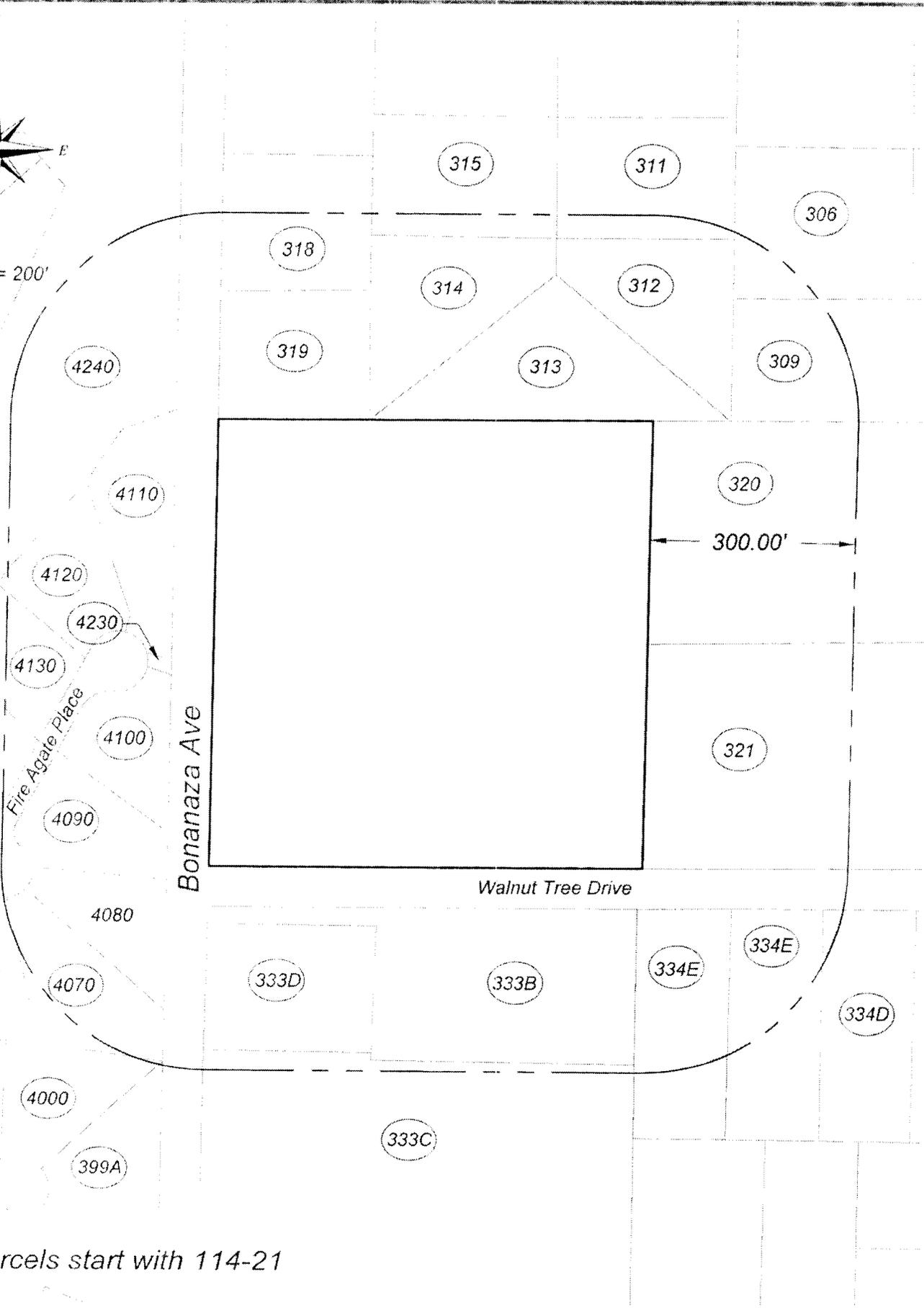
**Winchester Ranch HOA**  
**Att: Accounting By Design Inc**  
PO Box 35743  
Tucson, Arizona 85740

114-21-4240

**Pima County**



Scale: 1" = 200'



Note:  
All parcels start with 114-21





April 11, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

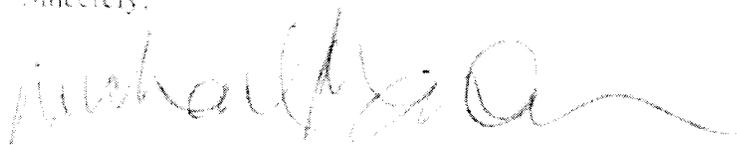
Thank you for attending the meeting last night. I think the meeting, which lasted about two hours, was very productive and facilitated a good exchange of the issues. And I think the attendance, with about 20 people joining Jerry DeGrazia and myself, speaks well for your neighborhood and gives us a confidence that those in attendance represented the total number of people within the notification area well.

As I indicated I would do, I am sending this letter to all of those of you that attended the meeting and am providing you my email address, which is [mjmconsulting@cox.net](mailto:mjmconsulting@cox.net). With that you can send me an email so I have that on record to use when sending out a mass email to all of you. If there are any of you who do not have an email address that would like to give me your phone number you can call me at 885-5021, and I'll call you with the information I provide to others by email.

Just to recap the meeting results I want to recognize the main issues that you raised. I think it is fair to say that the most repeated and dominant concern raised is the one regarding one story vs. the potential for two-story homes. I think the second most repeated concern raised is drainage. Other issues raised were 1) the condition of the Bonanza Ave roadway, 2) the size of the future homes, 3) the price range of the future homes, and 4) the possible review, and the timing of such review, of any CCR's and/or Design Guidelines for the property.

Jerry and I will be talking about these concerns and will reach a decision on what to say in response to each. Please get back to me soon with your email address or phone number, and I'll be able to get back to you. Thank you.

Sincerely,



Michael Marks, AICP  
President

**DEGRZIA-BONANZA 10 ACRE PARCEL (SandyCreek)  
NOTIFICATION LIST FOR OWNERS WITHIN 300 FEET**

114-21-3090

**Ronald R. & Anita A. Watson**  
4703 N. City View Dr.  
Tucson, AZ 85749

114-21-3130

**Gilbert & Linda Nielson**  
181 Rainbow Dr #8133  
Livingston, Texas 77399

114-21-3190

**Vanessa Ann Olsen TR**  
4700 N. Bonanza Ave  
Tucson, AZ 85749

114-21-3200

**Bradley & Alice Tolson**  
4651 N. Wolford Rd  
Tucson, AZ 85749

114-21-333B

**Ralph Morrison &  
Linda Hotchkiss TR**  
4580 N. Bonanza Ave  
Tucson, AZ 85749

114-21-333C

**Phillip Morrison &  
Stella Hotchkiss TR**  
4510 N. Bonanza Ave  
Tucson, AZ 85749

114-21-333D

**William Morrison &  
Jill Hotchkiss TR**  
4570 N. Bonanza Ave  
Tucson, AZ 85749

114-21-399A

**Kathleen & Daniel Gorczca  
Living Trust**  
9859 E. Veryl Place  
Tucson, Arizona 85749

114-21-4100

**Colin & Erika Dawson**  
9884 E. Fire Agate Place  
Tucson, AZ 85749

114-21-4110

**John Martens & W J Purdy-  
Martens**  
9891 E. Fire Agate Place  
Tucson, AZ 85749

Attachment 7 (1 of 5)

Mike Marks

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**From:** ERIKA DAWSON [dawsoncolinerika@msn.com]  
**Sent:** Saturday, April 12, 2014 8:41 AM  
**To:** mjmconsulting@cox.net  
**Subject:** Rezoning for Property NE Corner Bonanza/Walnut Tree

**Categories:** Red Category

Mike,

This is a follow-up email from the meeting April 10 where you and Jerry De Grazia met with homeowners with properties near the proposed rezoning project.

Our names are Colin and Erika Dawson and we are the homeowners for the neighboring property at:

9884 E. Fire Agate Place.

Email: [dawsoncolinerika@msn.com](mailto:dawsoncolinerika@msn.com).

Phone: 749-6920

Cell: 520-909-8673

The meeting was informative and we appreciate the time that you and Jerry provided.

Thanks,  
Colin

Attachment 7 (2 of 5)

Mike Marks

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From: kendonna9845@comcast.net  
Sent: Saturday, April 12, 2014 3:49 PM  
To: mjmconsulting@cox.net

Categories: Red Category

Michael,

Thanks for following through with your letter and e-mail. As you remember I'm very concerned about drainage as with construction the water flow changes as it did with the house next to the 9.33 acres. also the view is very important as that is why we all bought out here. We would appreciate any help we can get to fix the very poor roads i.e.: Prospect Lason Ln and Bonanza.

Ken Cousino

9845 East Veryl Place

Attachment 7 (3 of 5)

Mike Marks

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From: Watson, Ronald R - (rwatson) [rwatson@email.arizona.edu]  
Sent: Monday, April 14, 2014 10:37 AM  
To: mjmconsulting@cox.net  
Subject: development on bonanza ave

Categories: Red Category

Dear Mr. Marks I am interested in being kept up to date on the development as I have real concerns about the height of the houses.

Ronald Ross Watson Ph.D.  
Professor University of Arizona  
Mel and Enid Zuckerman College of Public Health, and School of Medicine, Arizona.  
Health Sciences Center,  
P O Box 245155 [for FedEx use Bldg. 202 room 252]  
1295 N. Martin  
Tucson, AZ 85724-5155  
Phone 520 626 2850, fax 520 626 8716 and 520 626 2914  
cellular phone 520 591 8152

Attachment 7 (4 of 5)

Mike Marks

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**From:** Linda Nielson [lingilnielson@bellsouth.net]  
**Sent:** Tuesday, April 15, 2014 12:29 PM  
**To:** mjmconsulting@cox.net  
**Subject:** Rezoning of Property at the northeast corner of Bonanza Ave & Walnut Tree Drive

**Categories:** Red Category

Mr. Marks.

Please add our email to your list ([lingilnielson@bellsouth.net](mailto:lingilnielson@bellsouth.net)). At this time, we definitely are gravely concerned with blocking our views and could not support any building greater than one story. Please express to Mr. DeGrazia, that should rezoning be approved and he goes forward with development, we would like to know if it would be possible to purchase one or two lots adjacent to our property to protect our views, if within our price range. Please advise if this is feasible and contact us on this via email when appropriate. Please confirm receipt of this email.

Thank you.....Linda and Gil Nielson.

Mike Marks

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From: Ralph Morrison [morrisonr3014@gmail.com]  
Sent: Sunday, April 13, 2014 7:03 PM  
To: mjmconsulting@cox.net  
Subject: Bonanza Ave/Walnut Tree re zoning

Categories: Red Category

Mike,

Here's my email for future correspondence. My wife, Linda Hotchkiss and I border the southern boundary of the property. I'm also leaving you my # in case you need to call. It's 470-7365.

Best regards,

Ralph Morrison  
Sent from my iPhone=

Attachment 8

**Mike Marks**

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**From:** Mike Marks [mjmconsulting@cox.net]  
**Sent:** Friday, April 18, 2014 9:14 AM  
**To:** 'dawsoncolinerika@msn.com'; 'kendonna9845@comcast.net'; 'rwatson@email.arizona.edu'; 'lingilnielson@bellsouth.net'; 'morrisonr3014@gmail.com'  
**Subject:** The DeGrazia - Bonanza Ave Rezoning  
**Attachments:** Letter to Neighbors.3.pdf

Dear Neighboring Property Owners,

I have a letter attached which responds to the neighbors concerns expressed at the neighborhood meeting. Please read it and I would be very interested in your thoughts. If you now can support the project please let me know.

I do want to pass on one point. At the neighborhood meeting we had about 20 neighbors in attendance. Everyone seemed to want to continue the conversation and seemed to indicate that they would email me, after receiving a new letter from me, so I could send an email to them with our position attached. Unfortunately only five emails were sent to me since my letter was mailed on April 11<sup>th</sup>. So, I am sending this email and letter to only those five, and will make one phone call to the one party that called me indicating he did not have an email address. I just wanted you to know why I am sending this email to only five addresses.

Thank you,  
Mike

**Michael Marks, AICP**  
**MJM Consulting, Inc.**  
**7002 E. 4th Street**  
**Tucson, Arizona 85710**  
**Phone: 520-885-5021**  
**Cell: 520-241-8876**

April 18, 2014

Re: Rezoning of Property at the Northeast Corner of Bonanza Ave & Walnut Tree Drive

Dear Property Owner:

I have now received 5 emails, and one phone call, from those who attended the April 10<sup>th</sup> neighborhood meeting. This letter is going out to all of those who sent the emails to me which provided me with their emails for me to contact those who wanted to be notified of our position going forward. I will be calling the one neighbor who called me. Here is what Jerry DeGrazia has decided to do with respect to the four issues of significance that came up at the meeting.

1. One Story versus Two Story Houses:

Jerry can agree to limit the project to homes of only one story in height. I will report this to the staff of the Pima County Department of Development Services – Planning Division, and I will indicate to the Planning & Zoning Commission at the Public Hearing that we are agreeable to them adding a Rezoning Condition to limit the project accordingly.

2. Drainage:

The Pima County Regional Flood Control District has written a Rezoning Condition that requires that the project comply with the proposed and yet to be adopted 'First-Flush Retention' requirements found in the Draft Design Standards for Stormwater Detention for Pima County, which are more stringent than those currently in effect, and which are designed to address offsite drainage impacts like those expressed by the neighbors in this case.

3. The Condition of the Bonanza Ave Roadway

Pima County will impose Impact Fees on the project at the time of permits. That Fee will be calculated on the basis prescribed by the Pima County Roadway Development Impact Fee Rates. Today that fee is \$5,478 per dwelling. That money will go to improvements within the general area, as determined by the Department of Transportation. Jerry will encourage the PCDOT that this money be used for Bonanza Ave, if it can.

4. The Size of the Future Homes:

Jerry indicated at the meeting that he anticipates the house size to be more in the order of 2450 square feet, but that it could vary, and that he did not want to restrict the future home builder in this regard.

Letter to Neighbors  
Neighborhood Issues

April 18, 2014  
Page 2

5. The Price of the Future Homes

Similar to Item #4, Jerry spoke to this issue at the meeting and gave you home prices in the other projects he has built, and indicated that the price in the subject project would be within that range and ultimately to be determined by the market.

6. The Covenants, Conditions & Restrictions (CCR's) for the property.

The CCR's would not be required until the final plat review.

In Summary, Mr. DeGrazia agrees to:

1. Limit the project to one-story homes. This will be implemented by a Rezoning Condition which will restrict Pima County from issuing a permit for a home greater than one story.
2. Accept the Rezoning Condition regarding 'First-Flush Retention' which will reduce the post-development drainage impacts. This will be enforced by the PCDOT in connection with its approval of the project's Hydrology Report.
3. To lobby the PCDOT to use the project's Impact Fees to repave Bonanza Avenue.
4. To provide a neighborhood representative with a copy of the CCR/s at the time of plat approval, for its information.

Thank you.

Sincerely,



Michael Marks, AICP  
President

Attachment 10 (1 of 2)

Mike Marks

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From: kendonna9845@comcast.net  
Sent: Friday, April 18, 2014 9:44 AM  
To: Mike Marks  
Subject: Re: The DeGrazia - Bonanza Ave Rezoning

Thanks for the response and I to am puzzled on why only 5 plus one answered your letter. I as I told you earlier am very concerned as the water flows to me not only from the Bonanza street but cuts in on the side with water flowing in several water made paths.

I will be out of town on the 30th and have advised the Home Owners Association Winchester Ranch of this in hope others will be in attendance on April 30.

Ken Cousino

----- Original Message -----

From: "Mike Marks" <mjmconsulting@cox.net>  
To: [dawsoncolinerika@msn.com](mailto:dawsoncolinerika@msn.com), [kendonna9845@comcast.net](mailto:kendonna9845@comcast.net), [rwatson@email.arizona.edu](mailto:rwatson@email.arizona.edu), [lingilnielson@bellsouth.net](mailto:lingilnielson@bellsouth.net), [morrisonr3014@gmail.com](mailto:morrisonr3014@gmail.com)  
Sent: Friday, April 18, 2014 9:13:31 AM  
Subject: The DeGrazia - Bonanza Ave Rezoning

Dear Neighboring Property Owners,

I have a letter attached which responds to the neighbors concerns expressed at the neighborhood meeting. Please read it and I would be very interested in your thoughts. If you now can support the project please let me know.

I do want to pass on one point. At the neighborhood meeting we had about 20 neighbors in attendance. Everyone seemed to want to continue the conversation and seemed to indicate that they would email me, after receiving a new letter from me, so I could send an email to them with our position attached. Unfortunately only five emails were sent to me since my letter was mailed on April 11th. So, I am sending this email and letter to only those five, and will make one phone call to the one party that called me indicating he did not have an email address. I just wanted you to know why I am sending this email to only five addresses.

Thank you,

Mike

Michael Marks, AICP

MJM Consulting, Inc.

7002 E. 4th Street

Tucson, Arizona 85710

Attachment 10 (2 of 2)

Mike Marks

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From: Watson, Ronald R - (rwatson) [rwatson@email.arizona.edu]  
Sent: Friday, April 18, 2014 9:22 AM  
To: Mike Marks  
Subject: RE: The DeGrazia - Bonanza Ave Rezoning  
  
Categories: Red Category

Dear mark as you will have one story houses, my wife and I can support the project

Ronald Ross Watson Ph.D.  
Professor University of Arizona  
Mel and Enid Zuckerman College of Public Health, and School of Medicine, Arizona.  
Health Sciences Center,  
P O Box 245155 [for FedEx use Bldg. 202 room 252]  
1295 N. Martin  
Tucson, AZ 85724-5155  
Phone 520 626 2850, fax 520 626 8716 and 520 626 2914  
cellular phone 520 591 8152

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From: Mike Marks [<mailto:mjmconsulting@cox.net>]  
Sent: Friday, April 18, 2014 9:14 AM  
To: [dawsoncolinerika@msn.com](mailto:dawsoncolinerika@msn.com); [kendonna9845@comcast.net](mailto:kendonna9845@comcast.net); Watson, Ronald R - (rwatson);  
[ingilnielson@bellsouth.net](mailto:ingilnielson@bellsouth.net); [morrisonr3014@gmail.com](mailto:morrisonr3014@gmail.com)  
Subject: The DeGrazia - Bonanza Ave Rezoning

Dear Neighboring Property Owners,

I have a letter attached which responds to the neighbors concerns expressed at the neighborhood meeting. Please read it and I would be very interested in your thoughts. If you now can support the project please let me know.

I do want to pass on one point. At the neighborhood meeting we had about 20 neighbors in attendance. Everyone seemed to want to continue the conversation and seemed to indicate that they would email me, after receiving a new letter from me, so I could send an email to them with our position attached. Unfortunately only five emails were sent to me since my letter was mailed on April 11<sup>th</sup>. So, I am sending this email and letter to only those five, and will make one phone call to the one party that called me indicating he did not have an email address. I just wanted you to know why I am sending this email to only five addresses.

Thank you,  
Mike

**Michael Marks, AICP**  
**MJM Consulting, Inc.**  
**7002 E. 4th Street**  
**Tucson, Arizona 85710**  
**Phone: 520-885-5021**

## WINCHESTER RANCH HOME OWNERS ASSOCIATION

To: Pima County Planning and Zoning Commission

Cc: Supervisor Ray Carroll – District 4

MJM CONSULTING, INC.

From: Winchester Ranch Home Owners Association- J. A. Martens – President

Subject: Co9-14-01 J DeGrazia Company LLC- N Bonanza Avenue Rezoning Request

Date: April 19<sup>th</sup>, 2014

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**Please Note:** I have been out of town this past week on a business trip and did not receive the correspondence from the Zoning Commission until yesterday (4/18). It was postmarked on April 14<sup>th</sup>, 2014 - a bit late for a timely response to meet the April 18<sup>th</sup> deadline for inclusion in the Commissioner's Agenda Book. Therefore, I am demanding that this correspondence be included in the Commissioner's Agenda Book as a matter of record.

Winchester Ranch Home Owners Association represents (44) home owners immediately adjacent to the West of the J DeGrazia Company LLC property. Our Board of Directors has met to carefully consider the proposed zoning change from SR to CR-1 and its potential impact on our association and our member home owners. We have also met with the developer and the consulting firm (MJM Consulting) representing him. In general, we are not opposed to development of the property and the proposed zoning change, but we have major concerns about significant issues that must be dealt with by the Developer, the Planning and Zoning Commission and Pima County in its deliberations before we are able to support the approval of the zoning change:

**1) Water Drainage from the Property:**

Storm drainage impacts our association homeowners significantly, as the washes fill quickly from the North and East directions during monsoon storms, and have historically caused extensive erosion to our property boundaries (undermining block barrier walls and reinforced embankments). The development of the DeGrazia property has potential to significantly worsen this situation if "drainage" is not done properly. We (individual homeowners and the association) have incurred substantial costs throughout the past (18) years in efforts to mitigate erosion through reinforcement of washes and other measures. *It is imperative that the Commission and Pima County provide written assurance to our association that the proposed zoning change will include a thorough technical analysis of drainage issues, plans and funding options for installation of appropriate drainage control measures, communication of these plans including a written civil engineering plan detailing the proposed construction details (roads, drainage pathways, culverts, wash reinforcements, and impact on existing washes) BEFORE WE WILL CONSENT TO THE ZONING CHANGE AND BEFORE ANY BUILDING PERMITS CAN BE APPROVED;*

2) **Repaving of Bonanza Rd.:**

- Bonanza Rd. is in a serious state of decline due to substandard construction (a thin layer of asphalt less than 2" thick was used) THAT WILL NOT SUPPORT or SURVIVE HEAVY TRUCK TRAFFIC DURING CONSTRUCTION;
- IT MUST BE REPAVED BY THE COUNTY BEFORE CONSTRUCTION CAN PROCEED
- Pima County *must agree* to the repaving of Bonanza Rd. in the areas directly adjacent to the DeGrazia property and those sections that provide access to it (from Snyder Rd. to the North in particular) AT THE DEVELOPER'S EXPENSE

3) **Home Construction, HOA and CCR's:**

We strongly recommend that the developer establish a Home Owners Association, including CC&R's and a citizen's board of directors, commensurate with those of the Winchester Ranch HOA that includes the following:

- No Two story structures will be allowed (to preserve the mountain views from adjacent properties); Minimum 2,250 square feet per home; no gravel driveways
- Architectural and Landscaping guidelines on types of construction (Sante Fe or tile roofs preferred, no asphalt or metal roofs allowed ), exterior colors to blend with the natural desert colors
- Landscaping to be compatible with our area which is a Desert Upland plant community emphasizing locally prevalent plant species (Palo Verde, Saguaro, Creosote bush, Mesquite, Yucca, Prickly Pear, and other native cacti, and various grasses).
- Water conservation with sound xeriscaping principles should be emphasized

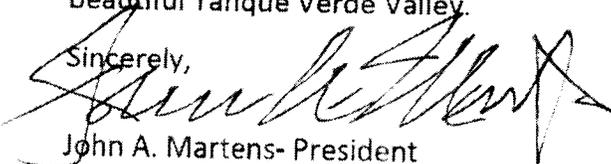
4) **Detailed Plat Drawing and Proposal:**

- The plat information provided by the developer and his consultant is sketchy at best. *A detailed Plat Drawing is requested* providing details of road placements and rights of way, lot layouts, open areas, and elevations.

In addition, there may be other issues and concerns expressed by our members at the meeting of the Planning Commission and Zoning Commission on Wednesday, April 30, 2014 that the commission should take into consideration before approving the zoning change.

I thank you in advance for taking your responsibilities to the local community and Winchester Ranch Home Owners Association seriously as you review the proposed zoning change request and its potential impact on the quality of life and property valuations in our area of the beautiful Tanque Verde Valley.

Sincerely,



John A. Martens- President

Winchester Ranch Home Owners Association

April 25, 2014

Re: Co9-14.1 DeGrazia Company LLC – Bonanza Ave Rezoning

Dear Mr. Martens:

I received the letter you wrote, as President of the Winchester Ranch Homeowners Association, to the Pima County Planning and Zoning Commission. I want to take the opportunity to give you a response.

First, I want to thank you for attending the Neighborhood Meeting we held on April 10, 2014. After that meeting I sent a letter with our responses to the concerns raised at that meeting to those who afterwards sent me their email addresses. Since you did not do that I am attaching a copy of that letter for your information. Now, based on your letter, I have drafted this letter to provide you with a direct response to the points you make.

1. Water Drainage from the Property:

We will have rezoning conditions imposed by the various County departments including that of the Regional Flood Control District which will impose drainage related conditions. Those conditions will include the compliance with the Floodplain Management Ordinance and the Design Standards for Stormwater Detention. Those Standards are proposed to be modified in the near future to include what is referred to as 'First-Flush Retention'. The rezoning conditions include one for compliance with this new standard regardless of whether it is formally adopted or not. We will not object. These standards are designed to lessen the post-development drainage conditions, which I believe is consistent with the concerns you have expressed.

2. Repaving of Bonanza Rd:

Mr. DeGrazia will want to talk with the County about having the impact fees used for the repaving of Bonanza Ave. However, if that is not possible, given the impact fee statutes, he will meet with the Pima County Transportation Department to encourage it to include Bonanza Ave in its Repaving Program. The project will normally have to pay impact fees at the rate of \$5478 per lot will have to be paid and then used by the County for roadway improvements in the general area. We feel that the payment of these impact fees plus the cost of repaving Bonanza Ave is too great for a 10 lot subdivision.

3. Home Construction, HOA and CCR's

It is anticipated that the project will have a homeowners association and therefore there will be Covenants, Conditions and Restrictions (CCR's). As I indicated in my previous letter we will be happy to provide a neighborhood representative with a copy of those CCR's when they are approved. I am happy to say that the owner can commit to a one-story height limitation, and I would suggest that this should satisfy the greatest concern raised by the greatest number of people who attended the neighborhood meeting. We are not able to make any commitments to your other points, however.

Letter to Mr. Martens  
DeGrazia-Bonanza Rd Rezoning

April 25, 2014  
Page 2

4. Detailed Plat Drawing and Proposal:

The Preliminary Development Plan shown at the neighborhood meeting is completely consistent with the applicable requirements for a rezoning. The formal subdivision plat will be prepared after the rezoning is approved, as is the case with all projects.

I do want to say that we will be happy to talk further and to keep you up to date with the project as it moves through the project.

Thank you.

Sincerely,



Michael Marks, AICP  
President

WINCHESTER RANCH HOME OWNERS ASSOCIATION

To: Pima County Planning and Zoning Commission

Cc: Supervisor Ray Carroll – District 4

From: Winchester Ranch Home Owners Association- J. A. Martens – President

Subject: Co9-14-01 J DeGrazia Company LLC- N Bonanza Avenue Rezoning Request

Date: April 19<sup>th</sup>, 2014

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**Please Note: I have been out of town this past week on a business trip and did not receive the correspondence from the Zoning Commission until yesterday (4/18). It was postmarked on April 14<sup>th</sup>, 2014 - a bit late for a timely response to meet the April 18<sup>th</sup> deadline for inclusion in the Commissioner's Agenda Book. Therefore, I am demanding that this correspondence be included in the Commissioner's Agenda Book as a matter of record.**

Winchester Ranch Home Owners Association represents (44) home owners immediately adjacent to the West of the J DeGrazia Company LLC property. Our Board of Directors has met to carefully consider the proposed zoning change from SR to CR-1 and its potential impact on our association and our member home owners. We have also met with the developer and the consulting firm (MJM Consulting) representing him. In general, we are not opposed to development of the property and the proposed zoning change, but we have major concerns about significant issues that must be dealt with by the Developer, the Planning and Zoning Commission and Pima County in its deliberations before we are able to support the approval of the zoning change:

**1) Water Drainage from the Property:**

Storm drainage impacts our association homeowners significantly, as the washes fill quickly from the North and East directions during monsoon storms, and have historically caused extensive erosion to our property boundaries (undermining block barrier walls and reinforced embankments). The development of the DeGrazia property has potential to significantly worsen this situation if "drainage" is not done properly. We (individual homeowners and the association) have incurred substantial costs throughout the past (18) years in efforts to mitigate erosion through reinforcement of washes and other measures. *It is imperative that the Commission and Pima County provide written assurance to our association that the proposed zoning change will include a thorough technical analysis of drainage issues, plans and funding options for installation of appropriate drainage control measures, communication of these plans including a *written civil engineering plan* detailing the proposed construction details (roads, drainage pathways, culverts, wash reinforcements, and impact on existing washes) BEFORE WE WILL CONSENT TO THE ZONING CHANGE AND BEFORE ANY BUILDING PERMITS CAN BE APPROVED;*

**2) Repaving of Bonanza Rd.:**

- Bonanza Rd. is in a serious state of decline due to substandard construction (a thin layer of asphalt less than 2" thick was used) THAT WILL NOT SUPPORT or SURVIVE HEAVY TRUCK TRAFFIC DURING CONSTRUCTION;
- IT MUST BE REPAVED BY THE COUNTY BEFORE CONSTRUCTION CAN PROCEED
- Pima County *must agree* to the repaving of Bonanza Rd. in the areas directly adjacent to the DeGrazia property and those sections that provide access to it (from Snyder Rd. to the North in particular) AT THE DEVELOPER'S EXPENSE

**3) Home Construction, HOA and CCR's:**

We strongly recommend that the developer establish a Home Owners Association, including CC&R's and a citizen's board of directors, commensurate with those of the Winchester Ranch HOA that includes the following:

- No Two story structures will be allowed (to preserve the mountain views from adjacent properties); Minimum 2,250 square feet per home; no gravel driveways
- Architectural and Landscaping guidelines on types of construction (Sante Fe or tile roofs preferred, no asphalt or metal roofs allowed ), exterior colors to blend with the natural desert colors
- Landscaping to be compatible with our area which is a Desert Upland plant community emphasizing locally prevalent plant species (Palo Verde, Saguaro, Creosote bush, Mesquite, Yucca, Prickly Pear, and other native cacti, and various grasses).
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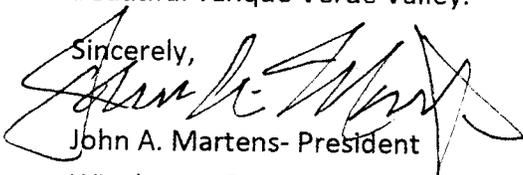
**4) Detailed Plat Drawing and Proposal:**

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In addition, there may be other issues and concerns expressed by our members at the meeting of the Planning Commission and Zoning Commission on Wednesday, April 30, 2014 that the commission should take into consideration before approving the zoning change.

I thank you in advance for taking your responsibilities to the local community and Winchester Ranch Home Owners Association seriously as you review the proposed zoning change request and its potential impact on the quality of life and property valuations in our area of the beautiful Tanque Verde Valley.

Sincerely,



John A. Martens- President

Winchester Ranch Home Owners Association