

**Co9-13-16**

**WRITTEN PROTEST POST NOON  
MARCH 18, 2014 TO NOON MARCH 25, 2014**

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Friday, March 21, 2014 11:07 AM  
**To:** David Petersen  
**Subject:** FW: Aeries Development Letters of Support

**From:** equivest@comcast.net [mailto:equivest@comcast.net]  
**Sent:** Friday, March 21, 2014 11:04 AM  
**To:** District1; DIST2; District3; District4; District5; DSD Planning  
**Cc:** Katrina McNerney; Judy Mobasseri; Jim Hunter; Will Anderson; dhoefferle@comcast.net  
**Subject:** Aeries Development Letters of Support

David Peterson  
Planning Dept.

Good Morning David,

After reading the staff report I felt compelled to notate some of the staffs comments

The report shows 790 pages concerning the protest of this re-zoning of which there are 566 written protest comments. The staff report **minimized** these numbers by saying there were two to a household and some duplicates.

Since when is only one person per house allowed to be upset and there very definitely were "form" protest letters.

When the staff analyzed the 69 "Support" letters why did they not notice and comment on:

- 1.) 47 of the letters were from businesses or companies affiliated or befriended by the applicants. None of these corporate/business letters were from zip codes 15 or 50.
- 2.) Only 6 of the letters were from neighbors in the affected zip codes of 15 & 50
- 3) 16 of the letters were from anonymous address sources or zip codes as far away as Oro Valley.

What are the chances of us having a level playing field.

Yours sincerely in protest,  
Sam O'Shaughnessy

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 John Cagaly Sharon Cagaly

Printed Name: -

JOHN CAGALY SHARON CAGALY

Address: 7240 E. CAMINO VERDE Zip 85715

H.O.A. Name COLONIA VERDE

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Thursday, March 20, 2014 9:49 AM  
**To:** David Petersen  
**Subject:** FW: Sabino Canyon & Cloud Rd Re-Zoning and Development by Aeries Development Concerns

**From:** Allen Janney [mailto:dajanney@comcast.net]  
**Sent:** Wednesday, March 19, 2014 10:12 PM  
**To:** DSD Planning  
**Cc:** SabinoJointNeighborhoods@comcast.net  
**Subject:** Sabino Canyon & Cloud Rd Re-Zoning and Development by Aeries Development Concerns

Mr. Cloton,

I recently learned about the proposed re-zoning and development of the property that is bordered by Cloud Rd, Sabino Canyon and Knollwood Dr. and the development of the high density rental homes by Aeries Development. Recognizing that as an elected official, you undoubtedly desire to consider the opinions of everyone involved and affected by changes in our community, I am writing to express concern about these plans.

In addition to my concerns about how the development may negatively affect crime due to lack of ownership of these units and the value of our homes that surround this property which are all single family in nature, this will absolutely affect the traffic in the area. I live in Sabino Vista Hills, about 2.5 miles N.E. of this intersection. Cloud Rd and Sabino Canyon is our main ingress and egress. Although it is a long way around winding streets, there is actually one other access at Knollwood and Sabino Canyon. Both of these access points which are already extremely crowded will be majorly impacted by adding 256 residence into such a small area.

Since this type of development is in no way similar to the surrounding community and due to the potential negative effects of the neighborhoods, I am appealing to you to not approve these re-zoning and building plans. Please do not hesitate to let me know what questions you have. I would be glad to meet with you to discuss this matter further. Thank you for your time and consideration.

Sincerely,

Allen Janney  
(520) 749-4318

Mary Virginia Rekerdre

Address

8041 E. Garland Rd.

Subdivision/HOA

Sabino Vista Terrace

Email

[myrekerdre@hotmail.com](mailto:myrekerdre@hotmail.com)

## David Petersen

---

**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Thursday, March 20, 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:** Thursday, March 20, 2014 9:16 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:** [mvrekerdre@hotmail.com](mailto:mvrekerdre@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 17, 2014 11:26:09 PM MST  
**To:** [sabinojointneighborhoods@comcast.net](mailto: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 traffic congestion on Sabino Canyon Road is already horrible. The "fix" at Sabino and Tanque Verde is a joke--it actually made the wait longer for everyone from every direction and was supposed to be part of the "grand plan" to have Sabino continue south over the riverbed--of course that has not been approved and I am willing to bet in my lifetime that it will not be. What a waste of time, taxpayer money and effort that was for sure.

One of the best grade schools in Pima County will be adversely affected with this increase in density. The noise and pollution at Sabino and Cloud will increase significantly and one can just imagine how many more accidents will occur in the area due to the increase of traffic.

I respectfully request you to deny this rezoning application.

Name

## David Petersen

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**To:** David Petersen  
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**Sent:** Thursday, March 20, 2014 9:19 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:** [jtbennington@hotmail.com](mailto:jtbennington@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 17, 2014 11:26:09 PM MST  
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Name  
JT Bennington

Address  
8041 E. Garland Rd.

Subdivision/HOA  
Sabino Vista Terrace

Email  
[jtbennington@hotmail.com](mailto:jtbennington@hotmail.com)

March 6, 2014

RE: CO9-13-16

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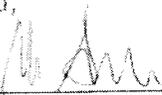
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The planned density of MHIU with 12 units per acre is too high. The site plan shows 338 open air parking spaces with NO garages hence no storage space. The units have no private frontyard, patio area or side yards and only an 8' deep back yard without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

I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

Alex Sternheim

Address:

7081 S Sunburst Dr.

Zip 857

~~4~~ 15

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Louise L. Young

Printed Name: - Louise L. Young

Address: 7250 E. Camino Verde Zip 85713

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

Gennine Spilde

Printed Name: -

GENNINE Spilde

Address:

7252 E. Camino  
Litchfield

Zip 857

15

H.O.A. Name COLONIA VERDE

March 6, 2014

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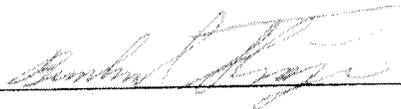
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

BERNHARD STINGER

Address:

2787 N. CAMINO VALLE VERDE

Zip 85715

H.O.A. Name

COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature *Leon Dea Brown*

Printed Name: -

*LEON DEA BROWN*

Address: *7217 S. Camino Verde #100* Zip *85755*

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Francis E. Brown

Printed Name: - Francis E. Brown

Address: 7312 Emerald Valley Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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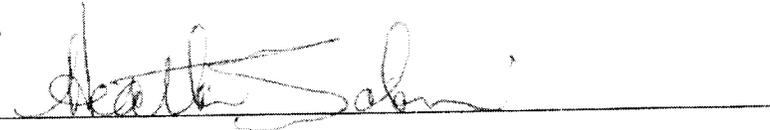
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

HEATHER SCHREIBER

Address:

7278 E CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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Address:

H.O.A. Name COLONIA VERDE

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Maureen Hannley

Printed Name: -

Maureen Hannley

Address: 7231 E Camino Valle Verde Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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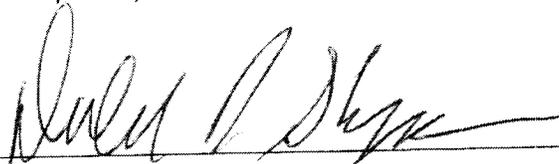
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

Donato R. Stages

Address:

7202 E. Camino Valle Verde

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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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 Val Verde*

Zip 857 *15*

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

Jo Ann Cochran

Address:

7207 E CAMINO VERDE

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature  \_\_\_\_\_

Printed Name: -

G. Couchman

Address: 7207 E Camino Vecino Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

Annette M Green

Printed Name: -

Annette M. Green

Address:

2771 N Carrizo Valle Verde Zip 857 15  
Tucson, AZ

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Dorothy Allen

Printed Name: - Dorothy Allen

Address: 7205 E. Cmo Valle Verde Zip 85715

Homeowner Assoc. Name Colonia Verde

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Barbara Foster

Printed Name: - Barbara Foster

Address: 2661 N. Como Valle Verde Zip 85715

Homeowner Assoc. Name Colonia Verde

March 6, 2014

RE: CO9-13-16

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

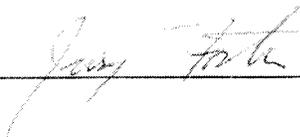
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I respectfully request you to deny this rezoning application.

Thank you,

Signature 

Printed Name: - JERRY FOSTER

Address: 2661 N. CAMINO VALLE VERDE Zip 85715

Homeowner Assoc. Name COLONIA VERDE

March 6, 2014

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

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patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Marilyn J. Mount

Printed Name: -

Marilyn J. Mount

Address: 7227 E. Camino Valley Verde Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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Signature

Printed Name: -

Address:

H.O.A. Name COLONIA VERDE

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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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

Jennifer L. Yates

Printed Name: -

Jennifer L. Yates

Address: 7270 E. CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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Thank you,

Signature

Printed Name:

Address:

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature  \_\_\_\_\_

Printed Name: -

Michael Seefield

Address: 7250 E. CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

*Betty F. Davis*

Printed Name: -

*BETTY F. DAVIS*

Address:

*2720 N. CAMINO VALLE VERDE  
TUCSON, AZ*

Zip 857 15

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

Phyllis Carnahan

Printed Name: -

Phyllis Carnahan

Address:

2760 N. Camino Valle Zip 85715

Verde  
Tucson

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

Kenny Delpat

Printed Name: ~

Kenny Delpat

Address:

7270 S Camino Verde Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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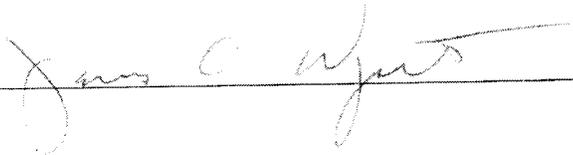
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

James C. Wyatt

Address:

7217 E Camino Verde

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature A. K. Hansen

Printed Name: - A. K. HANSEN

Address: 7225 CAMINO VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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Thank you,

Signature A. K. Hansen

Printed Name: -

A. K. HANSEN

Address: 7775 CAMINO VECINO Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

William H. Waters

Printed Name: -

WILLIAM H. WATERS

Address: 2730 N. CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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patio or patio roof.

I respectfully request you to deny this rezoning application.

Thank you,

Signature Dana Fletcher

Printed Name: Dana Fletcher

Address: 2486 N. Camino Valle Verde Zip 857 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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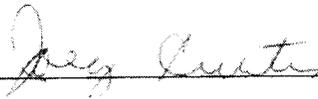
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

JOHANNE CURTIS

Address:

2705 N CMO VALLE VERDE

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature *Karen MacMillan*

Printed Name: - *Karen MacMillan*

Address: *7261 E Camino Vecino* Zip 857 *15*  
*Tucson AZ.*

H.O.A. Name COLONIA VERDE

March 6, 2014

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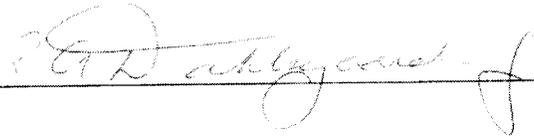
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

D. A. DANUSGARAS JR

Address:

7357 CAMINO VERDE

Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Linda J Dahlsgaard

Printed Name: - LINDA J DAHLSGAARD

Address: 7201 CAMINO VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

Thomas M. Rodriguez

Address: 7620 N Camino Verde Zip 85715

H.O.A. Name COLONIA VERDE

# PROTEST CO 9-13-16

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature 

Printed Name: DAVID TRESSULIC

Address: 7921 GARLAND RD. Zip 857 8575 0

Homeowner Assoc. Name \_\_\_\_\_

# PROTEST CO 9-13-16

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March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature: Mary Lou Kenney / Mary Lou Kenney

Printed Name: Mary Lou Kenney

Address: 6851 E. BROWNSTONE PL A Zip 85750

Homeowner Assoc. Name COPPER RIDGE

# PROTEST CO 9-13-16

# PROTEST CO 9-13-16

March 6, 2014

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I respectfully request you to deny this rezoning application.

Thank you,

Signature Ellen M. Glenn

Printed Name: ELLEN M. GLENN

Address: 713 E. ROSSLARE DR Zip 85785

Homeowner Assoc. Name RIVER RANCH

# PROTEST CO 9-13-16

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

George H. Hyde, Jr.

Address: 7466 E. Camino Valle Verde Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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Thank you,

Signature

Martha Johnson & Erwin M. Johnson

Printed Name: -

MARTHA JOHNSON & ERWIN M. JOHNSON

Address: 7227 E. Camino Vecino Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

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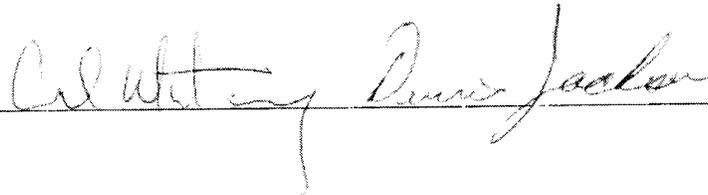
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I respectfully request you to deny this rezoning application.

Thank you,

Signature



Printed Name: -

CAROL MONTGOMERY AND DENNIS JACKSON

Address: 7264 E. CMO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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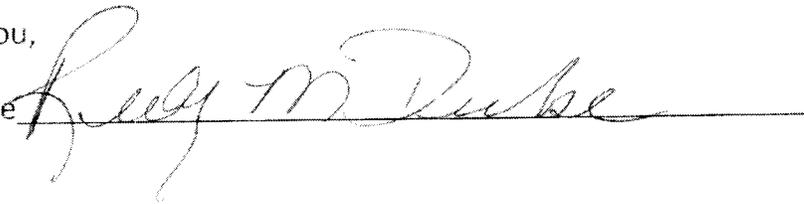
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Thank you,

Signature



Printed Name:

RUBY M. DUKE

Address:

7268 E Camino Valle Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature William Carter Elizabeth Carter

Printed Name: -

WILLIAM CARTER ELIZABETH CARTER

Address: 7272 E, CAMINO VALLE VERDE Zip 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature 

Printed Name: -

Rebecca J. Akpan

Address: 7224 E. Camino Valle Verde Zip 85715  
Tucson, AZ

H.O.A. Name COLONIA VERDE

March 6, 2014

RE: CO9-13-16

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I respectfully request you to deny this rezoning application.

Thank you,

Signature

Printed Name: -

Address:

SYAVESTER AKPAKI  
7224 E. CAMINO VALLE VERDE Zip 85715  
Tucson, AZ 85715

H.O.A. Name COLONIA VERDE

March 6, 2014

**RE: CO9-13-16**

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Thank you,

Signature 

Printed Name: -

\_\_\_\_\_ Mr. Dennis Davis \_\_\_\_\_  
2535 N Avenida San Valle  
Address: \_\_\_\_\_ Tucson, AZ 85715-3404 \_\_\_\_\_ Zip 857 \_\_\_\_\_

H.O.A. Name COLONIA VERDE

March 6, 2014

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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 Vicki Cohen James Kelly

Printed Name: -

Vicki L. Cohen James Kelly

Address: 7255 E Camino Vecino

Zip 85715

H.O.A. Name COLONIA VERDE

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 John Blum - Shiefman

Printed Name: -

TCBA BLUM - SHIEFMAN

Address: 2621 N. CMO VALLE VERDE Zip 857 15

H.O.A. Name COLONIA VERDE

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.

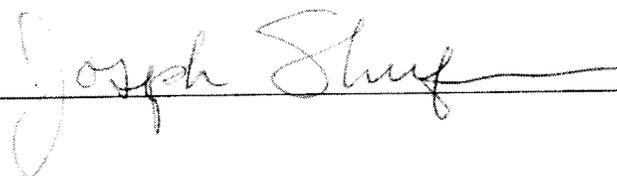
Although I do not oppose development of the property in character with the surrounding communities, the planned development is not compatible with our area. I also believe that new development should be in "the best interest" of the surrounding neighborhood. This project clearly is not.

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



Printed Name: -

JOSEPH SHIEFMAN

Address: 2621 N. CMG, VALLE VERDE Zip 857 15

H.O.A. Name COLONIA VERDE

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

Printed Name: -

MICHAEL LIPTON

Address: 2555 N CANON VALLE VERDE

Zip 85715

H.O.A. Name COLONIA VERDE

## David Petersen

---

**From:** Chris Poirier  
**Sent:** Thursday, March 20, 2014 8:23 AM  
**To:** David Petersen  
**Subject:** FW: Sabino Canyon & Cloud Rd Re-Zoning and Development by Aeries Development Concerns

**From:** Allen Janney [mailto:dajanney@comcast.net]  
**Sent:** Wednesday, March 19, 2014 9:58 PM  
**To:** Chris Poirier  
**Cc:** SabinoJointNeighborhoods@comcast.net  
**Subject:** Sabino Canyon & Cloud Rd Re-Zoning and Development by Aeries Development Concerns

Chris,

I recently learned about the proposed re-zoning and development of the property that is boarded by Cloud Rd, Sabino Canyon and Knollwood Dr. and the development of the high density rental homes by Aeries Development. Recognizing that as an elected official, you undoubtedly desire to consider the opinions of everyone involved and affected by changes in our community, I am writing to express concern about these plans.

In addition to my concerns about how the development may negatively affect crime due to lack of ownership of these units and the value of our homes that surround this property which are all single family in nature, this will absolutely affect the traffic in the area. I live in Sabino Vista Hills, about 2.5 miles N.E. of this intersection. Cloud Rd and Sabino Canyon is our main ingress and egress. Although it is a long way around winding streets, there is actually one other access at Knollwood and Sabino Canyon. Both of these access points which are already extremely crowded will be majorly impacted by adding 256 residence into such a small area.

Since this type of development is in no way similar to the surrounding community and due to the potential negative affects of the neighborhoods, I am appealing to you to not approve these re-zoning and building plans. Please do not hesitate to let me know what questions you have. I would be glad to meet with you to discuss this matter further. Thank you for your time and consideration.

Sincerely,

Allen Janney  
(520) 749-4318

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Wednesday, March 19, 2014 3:38 PM  
**To:** David Petersen  
**Subject:** FW: Avilla East

**From:** mbowerjohnson@q.com [mailto:mbowerjohnson@q.com]  
**Sent:** Wednesday, March 19, 2014 3:36 PM  
**To:** DSD Planning; Chris Poirier  
**Cc:** sabinojointneighborhoods@comcast.net  
**Subject:** Avilla East

We, along with many others, are quite concerned over the plan to build Avilla East on Sabino Canyon Road north of Cloud Road.

Our main concern is the increase in traffic this project will cause on Sabino Road for residents in areas off of Sabino Canyon between Tanque Verde Road and River Road. It's already difficult to get out onto Sabino and we know from the past that another traffic light is not something that would be easily considered.

In addition to the traffic problem we also feel that with the water situation and our drought 179 more units would be a huge burden on the water supply both now and in the future.

179 units on 15 acres of land is dense and most unattractive. You only have to look at the ones on the north side of Tanque Verde Rd. near the Pantano Rd. overpass to see what an eyesore 12 units per acre is.

We ask you to consider our feelings and concerns before making a decision. PLEASE.

Sincerely,

Erwin and Martha Johnson  
7227 E. Camino Vecino  
Colonia Verde  
Tucson, AZ 85715

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Wednesday, March 19, 2014 3:12 PM  
**To:** David Petersen  
**Subject:** FW: Rezoning of 15 acre parcel on Cloud and Sabino Canyon Roads

**From:** Robert L. Villamana [mailto:bob@wechv.com]  
**Sent:** Wednesday, March 19, 2014 2:52 PM  
**To:** Dale Webb  
**Cc:** DSD Planning; District1; DIST2; District3; District4; District5; leslie zirkle  
**Subject:** Re: Rezoning of 15 acre parcel on Cloud and Sabino Canyon Roads

Esteemed government officials:

An neighbors of the proposed development at Sabino and Cloud, my wife and I echo the sentiments expressed by Mr. Webb In opposition to the development.

Over 200 neighbors attended last nights meeting----- not ONE supported the project because of the ridiculous high density that it would bring to our residential and semi-rural area ( our property is 4 acres of horse property along TV Creek).

It it unbelievable that the project proposes ZERO open space!!!

This project just is not compatible with the neighborhood. The density should be cut in half and be no greater than the neighboring townhouse subdivisions.

My wife and I strongly urge the rejection of this project which brings only detriment and no benefit to our area. Thank you for your time.

BOB

Sent from my iPhone

On Mar 19, 2014, at 10:47 AM, "Dale Webb" <[desertdweller58@yahoo.com](mailto:desertdweller58@yahoo.com)> wrote:

Dear County Planning Director: Last evening there was a meeting at the Ventana Canyon Resort that was put on by the (hopeful) developer of the 15 acre site on Cloud and Sabino Canyon roads so that he could show off his plans to build 169 rental buildings on prime real estate in the center of several well thought out and nicely developed subdivisions. All of the surrounding properties have privately owned homes on property that averages three homes per acre. He is planning almost 11.3 buildings per acre and they will be rental properties so crime will increase dramatically as stated by a Police Officer in attendance at the meeting, the properties will soon turn into a slum because there is no pride of ownership, the traffic at the intersection will become even more of a nightmare than it is already, and this will certainly result in severely lowered property values for all of the surrounding homes and properties.

It was interesting to note that none of the five Pima County Supervisors was in attendance to witness the rage displayed in the eyes and words of the attendees towards the developer. One person even asked the developer how much money he paid the supervisors or their campaigns to be able to get them to approve this rezoning. So far this developer has been successful in getting approval from the Board of Supervisors for a smaller, very high density development of rental buildings across the street on the corner of River Road and Sabino Canyon even though the Pima County Planning and Zoning Commission recommended against the rezoning. I think it is fair to say that we (The homeowners of surrounding properties) will do almost anything that is legal to stop this atrocious plan and rezoning.

So my question to you is: What are our options? How can we legally stop him from destroying our neighborhood and stealing our investment values? Perhaps the County could purchase this property for a fair price and make a small park and green area that would allow the animals to continue living in the area, and give residents a close place to hike and relax. Or, if the rezoning is denied as it should be, perhaps a consortium of local homeowners associations could purchase the property. I look forward to your reply.

Sincerely,

Dale A. Webb  
520-298-0924

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Wednesday, March 19, 2014 1:19 PM  
**To:** David Petersen  
**Subject:** FW: "Avilla East" Rezoning is a BAD IDEA

**From:** Robert Hiller [mailto:rjhiller@gmail.com]  
**Sent:** Wednesday, March 19, 2014 12:00 PM  
**To:** DSD Planning; chris.poirer@pima.gov; District1; DIST2; District3; District4; District5; sabinojointneighborhoods@comcast.net  
**Subject:** "Avilla East" Rezoning is a BAD IDEA

Yes, there is a need for more housing in Tucson, but this need must be balanced with existing owner occupied neighborhoods. The area around Sabino Canyon Rd and River/ Cloud Rd. has long been known for homes on larger lots and plenty of visual open space. This rezoning goes against long held growth patterns in the area as well as creating even more intense traffic impact and visual clutter where there were once natural views. This is a BAD IDEA all around. Keep local density, do not increase it.

--

**Robert J. Hiller**

**520-505-1356**  
**7119 East Onda Circle**  
**Tucson AZ 8571**  
**5**

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Friday, March 21, 2014 2:05 PM  
**To:** 'equivest@comcast.net'; District1; DIST2; District3; District4; District5; DSD Planning  
**Cc:** 'Katrina McNerney'; 'Judy Mobasser'; 'Jim Hunter'; 'Will Anderson'; 'dhoeffele@comcast.net'; David Petersen; Arlan Colton; Chris Poirier  
**Subject:** RE: Aeries Development Letters of Support

Dear Mr. O'Shaughnessy:

Thank you for your comments. The DSD Planning email address comes to me, among others.

Please note that the decision to depict the total number of support and opposition letters by household was mine. This is because when it comes time to calculate the official protest (the number of property owners by area and number within 300 feet) for the Board of Supervisors public hearing when it occurs down the road, it has more meaning and gives a more accurate count of the number of households represented. Please be aware that the Planning and Zoning Commission has been mailed or hand delivered every communication which we received minus actual duplicates as of Tuesday the 18<sup>th</sup>. Ones that are received after that will be handed out to the Commissioners on the date of the hearing. This was a 3 and ½ inch stack of materials.

We provide all unique letters and emails which come into us to the Commission unless they come in too late to copy. This includes form letters, petitions, and emails we can find and may even include some duplicates because it is almost impossible to separate every single duplicate amongst hundreds of letters. The source of the duplicates are varied but may be because we received the same letter from several county recipients who in turn copied them for us in addition to us receiving an original. This may include the Clerk of the Board, the Supervisorial District office or others. We do appreciate their sending us copies of letters because not all letters are addressed to the Planning Division.

All parties, pro or con, or those just with questions have a right to have their letters seen and reviewed by the Commission and we do our level best to make that happen. This case is no exception. The Commission can see for themselves the locational source of each document, if it was provided by the sender.

We will also include this letter and response to the Commission in their packet for next Wednesday.

Best regards,

Arlan M. Colton FAICP  
Planning Director  
Pima County Development Services Department

**From:** equivest@comcast.net [mailto:equivest@comcast.net]  
**Sent:** Friday, March 21, 2014 11:04 AM  
**To:** District1; DIST2; District3; District4; District5; DSD Planning  
**Cc:** Katrina McNerney; Judy Mobasser; Jim Hunter; Will Anderson; dhoefflerle@comcast.net  
**Subject:** Aeries Development Letters of Support

David Peterson  
Planning Dept.

Good Morning David,

After reading the staff report I felt compelled to notate some of the staffs comments

The report shows 790 pages concerning the protest of this re-zoning of which there are 566 written protest comments. The staff report *minimized* these numbers by saying there were two to a household and some duplicates.

Since when is only one person per house allowed to be upset and there very definitely were "form" protest letters.

When the staff analyzed the 69 "Support" letters why did they not notice and comment on:

- 1.) 47 of the letters were from businesses or companies affiliated or befriended by the applicants.  
None of these corporate/business letters were from zip codes 15 or 50.
- 2.) Only 6 of the letters were from neighbors in the affected zip codes of 15 & 50
- 3) 16 of the letters were from anonymous address sources or zip codes as far away as Oro Valley.

What are the chances of us having a level playing field.

Yours sincerely in protest,  
Sam O'Shaughnessy

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Friday, March 21, 2014 1:33 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](mailto:SabinoJointNeighborhoods@comcast.net)]  
**Sent:** Friday, March 21, 2014 12:20 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:** [pjcullop@comcast.net](mailto:pjcullop@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 11:26:09 PM MST  
**To:** [sabinojointneighborhoods@comcast.net](mailto: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  
Pamela Cullop

Address  
3925 N Pantano Rd

Subdivision/HOA  
Sabino Vista Heights

Email  
[pjcullop@comcast.net](mailto:pjcullop@comcast.net)

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 John Cagali Sharon Cagali

Printed Name: -

JOHN CAGALI SHARON CAGALI

Address: 7260 E. CAMINO VERDE Zip 85715

H.O.A. Name COLONIA VERDE

I can no longer get out of my neighborhood without feeling safe.

March 6, 2014

RE: CO9-13-16

My car was totaled by a speeding driver on Tanque Verde Rd. They were at fault.

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.

MAR 24 2014

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 Dana Fletcher

Printed Name: -

Dana Fletcher

Address: 2486 Camino Vall Verde Zip 85715

H.O.A. Name COLONIA VERDE

It is getting very difficult to get out of my neighborhood at 1 Colonia Verde subdivision. I am at the corner of Tanque Verde at Sabino Can Rd. My car was totaled last year by some one speeding. I am o.k. The other driver was at fault.

Ingeborg A. Hocheder  
7270 E. Camino Vecino  
Tucson, AZ 85715

March 19, 2014

MAR 24 2014

Mr. David Peterson  
Planning and Zoning Commission  
Pima County Development Svs.  
201 N. Stone Ave.  
Tucson, AZ 85701

Dear Mr. Peterson,

I am writing to inform you that I strongly object to the rezoning of the 15 acre parcel  
On the northeast corner of Sabino Canyon and Cloud Road.  
This property is currently zoned as Suburban Ranch.

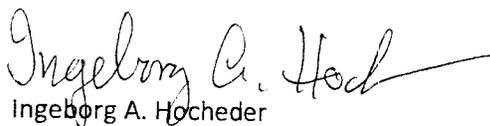
Although I do not oppose the development of the property in character with its  
Surrounding communities, the planned development is not compatible with our area.  
I also believe that the new development should be in the best interest of the surrounding  
Neighborhood. This project clearly is not.

The planned density of MHIU with 12 units per acre is much too high. The site plan shows  
338 open air parking spaces, NO garages, NO storage space. The units have no private front  
Yard, patio area or side yard. Only an 8 ft. deep back yard without patio or patio roof.

Consideration must also be given to the impact the additional traffic will have on Sabino  
Canyon in particular.

I respectfully request that you deny this rezoning application,

Thank you for your consideration,

  
Ingeborg A. Hocheder

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 2014 9:02 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 25, 2014 8:59 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:** [marcelle.kaplan@gmail.com](mailto:marcelle.kaplan@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](mailto: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

Marcelle Kaplan

Address

2064 Beverly Way

Subdivision/HOA

River Ranch

Email

[marcelle.kaplan@gmail.com](mailto:marcelle.kaplan@gmail.com)

## David Petersen

---

**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 2014 8:30 AM  
**To:** David Petersen  
**Subject:** FW: putting lifes at - a possible dangerous consequence of not knowing your neighbor, your neighborhood, your constituents,, your citizens!

**From:** lbrunoaz@comcast.net [mailto:lbrunoaz@comcast.net]  
**Sent:** Tuesday, March 25, 2014 6:49 AM  
**To:** DSD Planning; Chris Poirier; District1; DIST2; District3; District4; District5; SabinoJointNeighborhoods@comcast.net  
**Subject:** putting lifes at - a possible dangerous consequence of not knowing your neighbor, your neighborhood, your constituents,, your citizens!

### Executive Summary

i am opposed to the development at cloud and sabino canyon roads.. The potential for loss of life or substantial bodily injury to your constiutents, citizens, my neighbors, my friends, our children is significantly increased by the approval of increased density at this uniique location. The corridor on sabino canyon rd south of cloud road and north of tanque verde rd is the the major area of concern. To exit any subdivision on the east side of sabino rd to travel southward or northward from the west side is now challenging -- we have neighbors that have spent years recovering from injuries crossing this road and being hit. Traffic capacity sabino rd to tanque verde 37,000 current actual count 47,000. rezoning this property would result in a approximately a 7 fold increase in traffic over that planned under original zoning.

i think you would be putting us at risk for the sake of developing this property without due regard -- doctor due no harm -- those in public positions -- due no harm! i can think of several different projects more suitable, as profitable, more inline with pima county master plan valeues.  
the

i know that growth, zoning, politics, making money, operating a successful public offices and services can be a demanding task. Development and planning must do their job according to standards and guidelines -- which to me are as unclear in strict interpretation as most anyhting else where you want togive the citizenry choice or appearance of order.

from the documents submitted -- they do not even touch on the wider problem -- because they do not have to?  
they do not live there? they aren't the ones who will suffer should something happen!

### 7. CONCURRENCY CONFORMANCE

Curtis Lueck and Associates is the traffic engineer for this project and contributes the following to this report discussion: This project will comprise 3.5% of the total daily traffic on River Roan and on Sabino Canyon Road when built out. As this percentage should not be considered "significant", the site meets transportation concurrency for all major roads in the area. No public improvements are schedule for adjacent roads other then turn lanes at the entrances, as determined by the traffic report. Per staff, there is a secondary concurrency concern associated with traffic volumes on

Sabino Canyon Road. River Road is functioning over capacity in this area. Traffic capacity for LOS D for Sabino Canyon Road is 37,600 ADT based on current (2010) Highway Capacity Manual criteria. Sabino Canyon Road between Cloud Road and River Road has a 2013 traffic count (Pima County) of 31,000 ADT. Sabino Canyon Road between Tanque Verde Road and Cloud Road has a 2013 traffic count (Pima County) of 35,272 ADT. Current traffic counts for River Road are 15,613 ADT, while capacity is around 13,320 ADT.

i am not in the super area -do i need to mail a hard copy to have this count?

leondard bruno

vactor ranch

leonard and rosemary bruno trust

2862 n placita rancho agave

tucson az 85715

## David Petersen

---

**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 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

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

From: Greg Noble [mailto:gnoble@sprintmail.com]  
Sent: Monday, March 24, 2014 7:34 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,

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: Greg Noble

Address: 3161 N. Pantano Rd

Subdivision or HOA name Sabino Vista

## David Petersen

---

**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 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

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

From: lubowsky@yahoo.com [mailto:lubowsky@yahoo.com]  
Sent: Monday, March 24, 2014 9:47 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: Dr Jack Lubowsky

Address: 7191 East Rosslare Drive, Tucson, AZ 85715

Subdivision or HOA name: River Ranch

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 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:** Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]  
**Sent:** Sunday, March 23, 2014 10:43 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:** [dajanne@comcast.net](mailto:dajanne@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 11:26:09 PM MST  
**To:** [sabinojointneighborhoods@comcast.net](mailto: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 most concerned about the additional traffic that will be routed onto Cloud Rd via the egress from this development that is so close to the Cloud Rd & Sabino Canyon traffic light. The area is already frequently congested, especially during rush hours that coincide with Fruchthendler Elementary School hours.

In addition, the proposed draining that the developer claims will reduce the flooding across Cloud Rd will be reduced by 10% due to the plumbing and catch basins that will be installed. This does not seem realistic because the current plan is to drain the entire development on the SW and SE corners of the development, directly over Cloud Rd. We already have flood issues with the property as is.

Please consider whether or not you would welcome a high density development that is completely different than the density and character of your neighborhood. You would undoubtedly not approve a rezoning of the property. Please do the same for us by not approving the rezoning that would allow this development.

I respectfully request you to deny this rezoning application.

Allen Janney  
520-749-4318

Name  
Allen Janney

Address  
8310 E. Crestwood Circle

Subdivision/HOA  
Sabino Vist Hills

Email  
[dajanney@comcast.net](mailto:dajanney@comcast.net)

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 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:** Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]  
**Sent:** Sunday, March 23, 2014 5:27 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:** [sisherrill118@gmail.com](mailto:sisherrill118@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](mailto: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  
Sherry Sherrill

Address  
7201 E Rosslare Dr

Subdivision/HOA  
River Ranch Village 1

Email  
[sisherrill118@gmail.com](mailto:sisherrill118@gmail.com)

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 2014 8:28 AM  
**To:** David Petersen  
**Subject:** FW: Avilla East Rezoning Request

**From:** Barbara Foster [mailto:fosterbar@gmail.com]  
**Sent:** Saturday, March 22, 2014 3:31 PM  
**Subject:** Avilla East Rezoning Request

The main concern of many of the surrounding homeowners regarding the above project is that the roads in this area are simply not able to support the kind of traffic generated by a complex of that size-- even though the Pima County traffic people say differently.

We live in a neighborhood along Sabino Canyon and see the daily backlog and heavy traffic on that road. I cannot imagine what it would be like on River Road (going west) and Kolb Road (going north). These are both single lane (each way) roadways and not well maintained as it is..Also, the stoplight at Tanque Verde and Sabino Canyon Road is very overloaded as it is now.

We beg you to take a good, hard look at this project and imagine your own neighborhood traffic being impacted by the many added autos that will come with a project of this size. Please do the "right thing"! Thank you in advance for your time and attention to this matter.

Barbara Foster

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 2014 8:28 AM  
**To:** David Petersen  
**Subject:** FW: (no subject)

**From:** AIRES310@aol.com [mailto:AIRES310@aol.com]  
**Sent:** Friday, March 21, 2014 8:49 PM  
**To:** DSD Planning  
**Subject:** (no subject)

### Planning and Zoning Committee

I believe I won't insult your intelligence by stating the obvious re: the planned development of 11.4 acres that borders Sabino Canyon & Cloud Road. Naturally, homeowners have no voice in the development of the two parcels owned by the developer-otherwise, Ally Miller would have said "NO" several months ago at a Supervisors meeting I attended.

However, Ally seemed to think and demonstrate with her vote, that the developer had a "right to make money from his investments in the properties." As tho all the homeowners who had lived in the areas did not have similar or same rights from their investments. Regardless of builder promises, these areas will be a blight on the proposed properties and surrounding areas. Sabino Canyon Areas will never be the same-Thanks to this builder. A homeowner in the Sabino Road corridor. Sincerely, W. A. Miller

## David Petersen

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**From:** Angie Rangel on behalf of DSD Planning  
**Sent:** Tuesday, March 25, 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:** Sabino Joint Neighborhoods Committee [mailto:SabinoJointNeighborhoods@comcast.net]  
**Sent:** Friday, March 21, 2014 6:59 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:** [aschwartz520@gmail.com](mailto:aschwartz520@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](mailto: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 listen to the voices of the citizens who will be directly or indirectly impacted by this rezoning request.

I respectfully request you to deny this rezoning application.

Name  
Arthur Schwartz

Address  
7142 E. Onda Circle

Subdivision/HOA  
Villa Del Rio

Email  
[aschwartz520@gmail.com](mailto:aschwartz520@gmail.com)