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July 30, 2019

**VIA EMAIL: DSDPlanning@pima.gov**

Pima County Planning and Zoning Commission  
130 W. Congress St., 1<sup>st</sup> Floor  
Tucson, Arizona 85701

**RE: Case No: P19CU00009 / Craycroft River Holdings LLC – S. Wade Road**

Dear Board Members:

Please accept this letter as my opposition to the request for conditional use permit allowing a 65' communication tower and proposed new masonry wall to screen the on-the-ground equipment as set out on the above-referenced case number. I believe that I am one of the residents most affected by this proposed use as I own the property just to the west of the proposed tower.

After reviewing the Pima County Development Service Report to the Pima County Planning & Zoning Commission for the above-referenced Case, I noticed the applicant states that there are no oppositions to the proposed site as no one attended the May 16<sup>th</sup> meeting. I don't recall receiving the notice. Further, the meeting was held during the week, and as a single mother who works in Central Tucson, my commute and child pick-up schedule make it very difficult to attend such meetings. Lastly, these notices are deceiving. The notice I received from Pima County Development Services for the scheduled meeting for this case listed a street address for the proposed site on Wade Road, which I had to look up because there are no homes on Wade Road and we were under the impression that the proposed site for the communications tower was near the Fire Station.

I agree with the Hearing Administrator's reservation on sitting the proposed tower in such close proximity to the existing residences and feel the tower can be constructed elsewhere with far less impact on us residents. There are alternate sites available and those need to be considered first before a site such as this which is in a purely residential area.

That being said, the proposed parcel where this is intended to be constructed is not shown as a parcel on the Pima County Assessor's Map for Star Valley Village Lots 1-152. One of my questions is whether this applicant failed to show this lot on the subdivision's records or is it a common area in which case, I do not think a commercial development is allowed thereon.

I believe that, if constructed the 65' communications tower and proposed new masonry wall to screen the on-the-ground equipment will result in a significant decrease in value of my property. This feature will be very noticeable from my kitchen and family room as well the front and rear yards. In addition the proposed 8' masonry wall to screen the on-the-ground equipment will not only obstruct my views but it will be very unsightly and will make it difficult to sell my property which I plan on doing in the next two years or so.

I will attempt to attend the scheduled hearing but may not be able to take time off work. In any event, please consider this letter as my opposition to the above-referenced request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mathasiewicz". The signature is written in a cursive, flowing style.

To: Pima County Planning and Zoning Commission

From: Bibiana Law and Michael Boisvert, 7027 W Brightwater Way, Tucson, AZ. 85757

Re: Aug 7, 2019 Hearing on P19CU00009 Craycroft River Holdings LLC – S. Wade Road request for a Type III Conditional Use Permit for a 65' communication tower and facility

Dear Administrator,

This email is to protest this request. We live within 300 feet of the proposed location which is in very close proximity. We live in the Star Valley Estates planned community, and protest against this request due to its negative impact on property values, aesthetics, and health concerns. Furthermore, our CC&Rs emphasizes no alteration of natural vegetation on any lot, with rear yard setbacks and non-disturbance areas of 75 feet deep, which equates to a minimum of 150 feet between homes of natural vegetation. Our design guidelines prohibit any tree exceeding 30 feet in height. There appears to be other alternative locations nearby with less impact on proximate residences, and we request that the tower be located at another location to fill the gap in coverage as this selected location does not have the least negative impact.

Sincerely,  
Bibiana Law & Michael Boisvert  
520-981-3839

Pima County Planning and Zoning Commission  
130 W Congress St., 1st Floor  
Tucson, Arizona 85701

Dear Commission Members:

I would like to express my opposition to the request of Craycroft River Holdings LLC, represented by Eric Hurley, for a Type III Conditional Use Permit for a 65' communications tower, and facility, in the SP (Specific Plan) zone, located at 7038 S. Wade Rd. (District 3).

I live at 7046 West Resthaven Pl (Lot 54) which is about 100' from the proposed project. One of the reasons that I, and I am sure a lot of my neighbors, purchased a home in Star Valley is because of the beautiful and unobstructed views of the surrounding mountains and valley.

Some of the reasons for these unobstructed views are because at Star Valley, which is a master planned community, all utilities are placed underground. There are no telephone poles or power poles, or other tall structures located inside the development. Additionally, our homeowners CC&Rs, and our design guidelines, state that we are not allowed to erect tall antennas, windmills, radio towers, etc., or even to plant trees on our properties that may grow taller than 30'. Additionally, we are also not allowed to build block walls on our properties that are taller than 6' in height.

These rules, regulations, and requirements were agreed to by all of the homeowners in the development when we purchased our properties and signed and accepted the guidelines of our CC&Rs which were enacted almost 20 years ago.

I believe that a 65' communications tower, surrounded by an 8' block wall, would seriously impact the character of our community by degrading our unobstructed mountain views, decrease the value of our property, and would not be compatible with the rules and regulations of our community.

Please oppose the granting of a permit to allow this project to be built in the middle of our development. We have a lot of open space available at the most southern edge of the development that adjoins federal reservation land. We believe that the open space at the far south of the development, along Herman's Rd, would be a much better choice for this project as no homes are there or slated to be built in that area, just a future community park, with ball fields, picnic areas, and open space. And most importantly, it would have the least impact on our community views.

Thank you very much for your consideration, Sincerely,

James and Dayna Lamb  
7046 W Resthaven Pl  
Tucson, AZ 85757

Sent from my iPad Pro.

Dear Board Members:

Please accept this letter as my opposition to the request for conditional use permit allowing a 65' communication tower and facility. V

I live at the corner of Wade and Resthaven and this will decrease my property value significantly. I bought this property for the beautiful view and this would be blocked from three of my bedrooms and my yard as well. I purposely moved to this development called Star Valley for the reason of the spectacular view and I don't wish to have that taken away.

Sincerely,

Joann T Provost  
7025 W Resthaven Pl  
Tucson, AZ 85757  
520-909-9627  
Sent from my iPhone